

Tarrant Appraisal District

Property Information | PDF

Account Number: 04958659

Address: 7427 KINGSWOOD DR

City: FORT WORTH Georeference: 6275C-1-1B

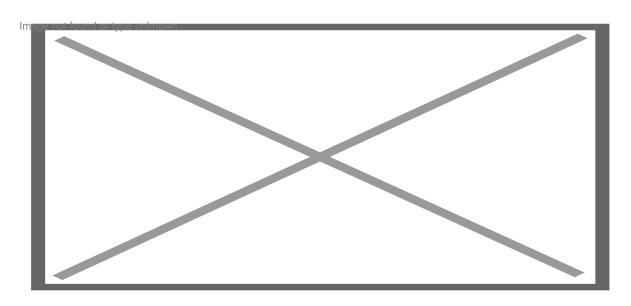
Subdivision: CANDLERIDGE ADDITION PHASE 15

Neighborhood Code: A4S010B

Latitude: 32.6397479454 Longitude: -97.3992689812

TAD Map: 2030-352 MAPSCO: TAR-103E





This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: CANDLERIDGE ADDITION PHASE 15 Block 1 Lot 1B & .01786 OF COMMON

AREA

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) **TARRANT COUNTY COLLEGE (225)**

FORT WORTH ISD (905)

State Code: A Year Built: 1983

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/15/2025

Site Number: 04958659

Site Name: CANDLERIDGE ADDITION PHASE 15-1-1B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,104 Percent Complete: 100%

Land Sqft*: 3,614 Land Acres*: 0.0829

Pool: N

+++ Rounded.

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner: HIGGINS ROY

Primary Owner Address: 4508 MILLPOND CT FORT WORTH, TX 76163

Deed Date: 8/13/2021

Deed Volume: Deed Page:

Instrument: D221235215

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATENAUDE BETTY;PATENAUDE DAVID L	11/20/1994	00118310000495	0011831	0000495
PATENAUDE STEVEN DAVID	9/24/1993	00112640001937	0011264	0001937
HOME UNITY S & L	11/3/1992	00108530000914	0010853	0000914
SHERIDAN DAYTON C;SHERIDAN MARIE	10/14/1984	00079880000237	0007988	0000237
KINGSWOOD OF FT WORTH LTD	12/31/1900	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$96,362	\$30,000	\$126,362	\$126,362
2023	\$143,181	\$10,000	\$153,181	\$153,181
2022	\$125,465	\$10,000	\$135,465	\$135,465
2021	\$88,000	\$10,000	\$98,000	\$98,000
2020	\$88,000	\$10,000	\$98,000	\$98,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

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