



**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<sup>+++</sup>:** 1,104

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,614

**Land Acres<sup>\*</sup>:** 0.0829

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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
PATENAUE BETTY;PATENAUE DAVID L	11/20/1994	00118310000495	0011831	0000495
PATENAUE 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 <sup>+</sup>
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.

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

### EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property



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.