



Address: [7331 TREE RIDGE CT](#)
City: FORT WORTH
Georeference: 6270-610-12
Subdivision: CANDLERIDGE ADDITION
Neighborhood Code: 4S001H

Latitude: 32.6391683055
Longitude: -97.3960534342
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
Block 610 Lot 12

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: 2002

Personal Property Account: N/A

Agent: PROPERTY TAX PROTEST (00795)

Site Number: 07825099

Site Name: CANDLERIDGE ADDITION-610-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,391

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

2023 C T QUIJAS REVOCABLE TRUST

Primary Owner Address:

7331 TREE RIDGE CT
FORT WORTH, TX 76133

Deed Date: 2/28/2023

Deed Volume:

Deed Page:

Instrument: [D223035055](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUIJAS CARLOS	8/17/2011	D211202468	0000000	0000000
SECRETARY OF HUD	12/14/2010	D211013055	0000000	0000000
WELLS FARGO BANK N A	12/7/2010	D210310734	0000000	0000000
POOLE-WILLIAMS;POOLE-WILLIAMS JOHN E	10/31/2005	D205335438	0000000	0000000
SECRETARY OF HUD	7/15/2005	D205225828	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	7/5/2005	D205200134	0000000	0000000
ALONZO ANTONIO;ALONZO PAULA A	8/19/2002	00160230000191	0016023	0000191
KB HOME LONE STAR LP	1/15/2002	00154490000297	0015449	0000297
IFS CANDLERIDGE INVESTORS LP	1/1/2001	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	\$238,417	\$35,000	\$273,417	\$273,417
2023	\$259,390	\$35,000	\$294,390	\$280,576
2022	\$244,029	\$35,000	\$279,029	\$255,069
2021	\$201,081	\$35,000	\$236,081	\$231,881
2020	\$175,801	\$35,000	\$210,801	\$210,801

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

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22

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.