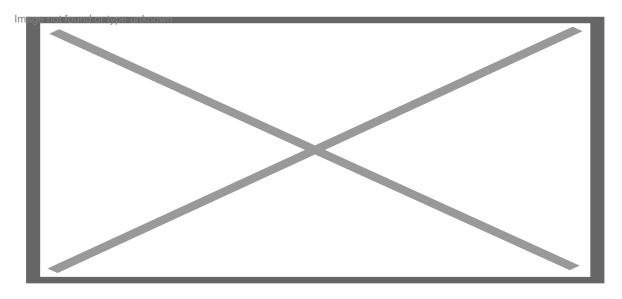


# Tarrant Appraisal District Property Information | PDF Account Number: 07825129

### Address: 7322 TREE RIDGE CT

City: FORT WORTH Georeference: 6270-610-15 Subdivision: CANDLERIDGE ADDITION Neighborhood Code: 4S001H Latitude: 32.6394160299 Longitude: -97.3965942535 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 15

#### 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: 2001 Personal Property Account: N/A Agent: None

Site Number: 07825129 Site Name: CANDLERIDGE ADDITION-610-15 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,674 Percent Complete: 100% Land Sqft<sup>\*</sup>: 11,326 Land Acres<sup>\*</sup>: 0.2600 Pool: N

+++ Rounded.

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

## **OWNER INFORMATION**



GOMEZ ARTURO

**Primary Owner Address:** 8524 LITTLE ACORN DR FORT WORTH, TX 76179

Deed Date: 4/18/2024 **Deed Volume: Deed Page:** Instrument: D224069636

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEXAN MUTUAL LLC	4/17/2024	D224067709		
MARKLAND DELROY E;MARKLAND WILLIE J	5/16/2016	D216106712		
Unlisted	2/15/2007	D207057559	0000000	0000000
SECRETARY OF HUD	9/6/2006	D206351461	0000000	0000000
WASHINGTON MUTUAL BANK	9/5/2006	D206351461	0000000	0000000
CROMWELL EVELYN;CROMWELL REGINALD	6/8/2005	D205266299	0000000	0000000
CROMWELL EVELYN;CROMWELL REGINALD	10/6/2004	D205088258	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	10/5/2004	D204318941	0000000	0000000
CROMWELL EVELYN;CROMWELL R CROMWELL	1/21/2002	00154750000186	0015475	0000186
KARUFMAN & BROAD LONE STAR LP	7/16/2001	00150160000005	0015016	0000005
IFS CANDLERIDGE INVESTORS LP	1/1/2001	000000000000000	000000	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	\$320,374	\$35,000	\$355,374	\$331,680
2023	\$316,995	\$35,000	\$351,995	\$301,527
2022	\$259,579	\$35,000	\$294,579	\$274,115
2021	\$219,253	\$35,000	\$254,253	\$249,195
2020	\$191,541	\$35,000	\$226,541	\$226,541



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.