

Property Information | PDF

Account Number: 42526688



Address: <u>113 KIMMEL LN</u>
City: FORT WORTH
Georeference: 34234-25-11

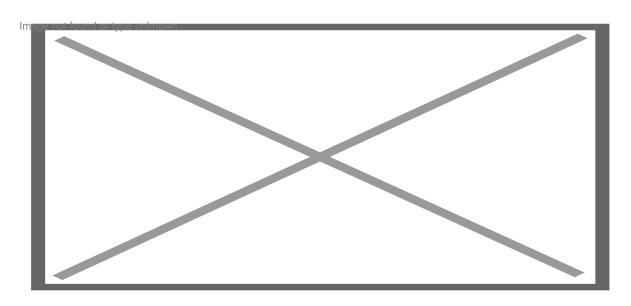
Subdivision: RICHMOND ADDN - FT WORTH

Neighborhood Code: 2N1004

**Latitude:** 32.9166161954 **Longitude:** -97.3591364664

**TAD Map:** 2042-452 **MAPSCO:** TAR-020T





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

## PROPERTY DATA

Legal Description: RICHMOND ADDN - FT WORTH

Block 25 Lot 11

Jurisdictions:

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

TARRANT REGIONAL WATER DISTRICT (223)

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

NORTHWEST ISD (911)

State Code: A Year Built: 2020

Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/15/2025

**Site Number:** 800043803

Site Name: RICHMOND ADDN - FT WORTH 25 11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,987
Percent Complete: 100%

Land Sqft\*: 7,405 Land Acres\*: 0.1700

Pool: Y

+++ Rounded.

04-03-2025 Page 1

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



## **OWNER INFORMATION**

Current Owner: CADIZ ROLAND

CADIZ JOCELYN

Primary Owner Address:

113 KIMMEL LN

FORT WORTH, TX 76131

Deed Date: 4/19/2021

**Deed Volume:** 

Deed Page:

**Instrument:** D221110591

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	8/3/2020	D220189258		

## **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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$362,372	\$85,500	\$447,872	\$447,872
2023	\$446,201	\$63,000	\$509,201	\$449,574
2022	\$318,431	\$63,000	\$381,431	\$381,431
2021	\$58,123	\$63,000	\$121,123	\$121,123
2020	\$0	\$44,100	\$44,100	\$44,100

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 50 to 69 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.

04-03-2025 Page 2

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