



**Address:** [7304 LEA PL](#)  
**City:** FORT WORTH  
**Georeference:** 500-5-12A  
**Subdivision:** ALTA MESA ADDITION  
**Neighborhood Code:** 1E020F

**Latitude:** 32.6483065712  
**Longitude:** -97.2788566087  
**TAD Map:** 2066-356  
**MAPSCO:** TAR-106B



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

## PROPERTY DATA

**Legal Description:** ALTA MESA ADDITION Block 5  
Lot 12A

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EVERMAN ISD (904)

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00030600

**Site Name:** ALTA MESA ADDITION-5-12A

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,415

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,586

**Land Acres<sup>\*</sup>:** 0.1511

**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:**

KIBBY ROAD LLC

**Primary Owner Address:**

559 W MAIN ST  
MERCED, CA 95340

**Deed Date:** 9/29/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216232972](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAGLAND-HENRY MELANNY	1/29/2007	<a href="#">D207048240</a>	0000000	0000000
SMITH STEPHEN J	7/4/2006	<a href="#">D207033951</a>	0000000	0000000
PCFS FINANCIAL SERVICE INC	1/4/2005	<a href="#">D205016729</a>	0000000	0000000
SIMMONS BENJAMIN;SIMMONS BEVERLY	1/27/1988	00091770002117	0009177	0002117
ADMINISTRATOR VETERAN AFFAIRS	12/5/1986	00087710002369	0008771	0002369
AMERICAN MTG CO	11/4/1986	00087380000206	0008738	0000206
BENSON JAMES E	5/20/1986	00085520001324	0008552	0001324
THOMAS W A CLARK;THOMAS WILDON	12/6/1985	00083910001202	0008391	0001202
WARILA JACQUELIN;WARILA WALLACE	9/27/1983	00076240001645	0007624	0001645
SHELDON WILLIAM G	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	\$130,059	\$39,516	\$169,575	\$169,575
2024	\$154,484	\$39,516	\$194,000	\$194,000
2023	\$160,000	\$40,000	\$200,000	\$200,000
2022	\$104,000	\$40,000	\$144,000	\$144,000
2021	\$106,510	\$40,000	\$146,510	\$146,510
2020	\$106,510	\$40,000	\$146,510	\$146,510

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

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## Tarrant Appraisal District Property Information | PDF

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.