



**Address:** [6905 WINCHESTER PL](#)  
**City:** FORT WORTH  
**Georeference:** 6270-2-2  
**Subdivision:** CANDLERIDGE ADDITION  
**Neighborhood Code:** 4S001G

**Latitude:** 32.6465376702  
**Longitude:** -97.3986600997  
**TAD Map:** 2030-356  
**MAPSCO:** TAR-103A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CANDLERIDGE ADDITION  
Block 2 Lot 2

**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:** 1978

**Personal Property Account:** N/A

**Agent:** TAX RECOURSE LLC (00984)

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

**Site Number:** 00410160

**Site Name:** CANDLERIDGE ADDITION-2-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,853

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,086

**Land Acres<sup>\*</sup>:** 0.2085

**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:**

US SFE ASSET COMPANY 3 LLC

**Primary Owner Address:**

5001 PLAZA ON THE LAKE STE 200  
AUSTIN, TX 78746

**Deed Date:** 2/19/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216070047](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUPR 3 ASSETS LLC	7/7/2015	<a href="#">D215154981</a>		
LEARY LINDA JOY	11/29/2004	<a href="#">D204398025</a>	0000000	0000000
LEARY KIM;LEARY LINDA	6/3/1992	00106590001736	0010659	0001736
FURMAN JAKE;FURMAN JENNIE	12/31/1900	000000000000000	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	\$207,000	\$45,000	\$252,000	\$252,000
2024	\$244,080	\$45,000	\$289,080	\$289,080
2023	\$257,621	\$45,000	\$302,621	\$302,621
2022	\$203,000	\$45,000	\$248,000	\$248,000
2021	\$135,059	\$45,000	\$180,059	\$180,059
2020	\$142,561	\$45,000	\$187,561	\$187,561

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.