



Address: [7104 BETTIS DR](#)
City: FORT WORTH
Georeference: 6270-13-7
Subdivision: CANDLERIDGE ADDITION
Neighborhood Code: 4S410B

Latitude: 32.6415790548
Longitude: -97.3891634595
TAD Map: 2030-352
MAPSCO: TAR-103F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CANDLERIDGE ADDITION
Block 13 Lot 7 50% UNDIVIDED INTEREST
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)
Site Number: 00412929
Site Name: CANDLERIDGE ADDITION Block 13 Lot 7 50% UNDIVIDED INTEREST
Site Class: A1 Residential - Single Family
Parcels: 2
Approximate Size+++: 2,843
State Code: A
Percent Complete: 100%
Year Built: 1979
Land Sqft*: 14,140
Personal Property Account: N/A
Land Acres*: 0.3246
Agent: None
Pool: Y
Notice Sent Date:
4/15/2025
Notice Value: \$214,975
Protest Deadline Date: 5/24/2024

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

OWNER INFORMATION

Current Owner:
NIGO EVANGELINA R
Primary Owner Address:
7104 BETTIS DR
FORT WORTH, TX 76133
Deed Date: 1/2/2025
Deed Volume:
Deed Page:
Instrument: 01D224123252

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASTILLO APOLONIO N;NIGO EVANGELINA R	7/11/2024	D224123252		
BLEVINS BETTY;BLEVINS EST DUDLEY	12/4/2001	00153190000260	0015319	0000260
CRAIG DARYL N	2/10/1993	00109790002397	0010979	0002397
KINDOPP GAYLA L	10/21/1992	00108240002026	0010824	0002026
PARKER FRED	11/5/1991	00104430000742	0010443	0000742
LEE YUN-MEI	1/27/1987	00088400001817	0008840	0001817
LEE TSUN	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 ⁺
2025	\$181,620	\$33,355	\$214,975	\$214,975
2024	\$373,238	\$45,000	\$418,238	\$402,014
2023	\$383,358	\$45,000	\$428,358	\$365,467
2022	\$298,380	\$45,000	\$343,380	\$332,243
2021	\$257,039	\$45,000	\$302,039	\$302,039
2020	\$229,653	\$45,000	\$274,653	\$274,653

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)

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.