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Address: [7101 FRANCISCO DR](#)
City: FORT WORTH
Georeference: 6270-13-22
Subdivision: CANDLERIDGE ADDITION
Neighborhood Code: 4S410B

Latitude: 32.6420464734
Longitude: -97.3907806584
TAD Map: 2030-352
MAPSCO: TAR-103F



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

PROPERTY DATA

Legal Description: CANDLERIDGE ADDITION
Block 13 Lot 22

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$360,124

Protest Deadline Date: 5/24/2024

Site Number: 00413097
Site Name: CANDLERIDGE ADDITION-13-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,594
Percent Complete: 100%
Land Sqft^{*}: 14,410
Land Acres^{*}: 0.3308
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MAKSIMIK JOHN S
MAKSIMIK COLETTA

Primary Owner Address:

7101 FRANCISCO DR
FORT WORTH, TX 76133-6705

Deed Date: 8/30/2000
Deed Volume: 0014507
Deed Page: 0000045
Instrument: 00145070000045

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES JAMES;JONES SHARON	8/20/1987	00090470002193	0009047	0002193
CARTER ROBERT D	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 ⁺
2025	\$315,124	\$45,000	\$360,124	\$360,124
2024	\$315,124	\$45,000	\$360,124	\$348,432
2023	\$324,417	\$45,000	\$369,417	\$316,756
2022	\$255,834	\$45,000	\$300,834	\$287,960
2021	\$218,026	\$45,000	\$263,026	\$261,782
2020	\$192,984	\$45,000	\$237,984	\$237,984

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.