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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)

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

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

+++ Rounded.

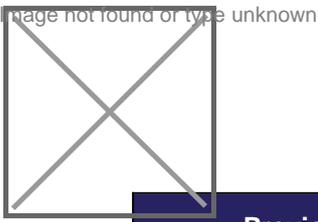
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

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	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	\$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.