



Address: [7305 WIND CHIME DR](#)
City: FORT WORTH
Georeference: 6270-51-13
Subdivision: CANDLERIDGE ADDITION
Neighborhood Code: 4S410B

Latitude: 32.6391968451
Longitude: -97.3839390815
TAD Map: 2030-352
MAPSCO: TAR-103G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CANDLERIDGE ADDITION
Block 51 Lot 13

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: 1980
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$433,091
Protest Deadline Date: 5/24/2024

Site Number: 00421391
Site Name: CANDLERIDGE ADDITION-51-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,018
Percent Complete: 100%
Land Sqft^{*}: 16,016
Land Acres^{*}: 0.3676
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:
ROUSE AMY
ROUSE JAMES
Primary Owner Address:
7305 WIND CHIME DR
FORT WORTH, TX 76133

Deed Date: 7/28/2015
Deed Volume:
Deed Page:
Instrument: [D215167538](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PURVIS DWAYNE C	12/4/2002	00162170000196	0016217	0000196
PRITCHARD BRENDA;PRITCHARD JAMES E	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	\$388,091	\$45,000	\$433,091	\$433,091
2024	\$388,091	\$45,000	\$433,091	\$398,602
2023	\$399,012	\$45,000	\$444,012	\$362,365
2022	\$319,571	\$45,000	\$364,571	\$329,423
2021	\$275,857	\$45,000	\$320,857	\$299,475
2020	\$246,965	\$45,000	\$291,965	\$272,250

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.