



Address: [7345 CHANNEL VIEW DR](#)
City: FORT WORTH
Georeference: 6270-63-18
Subdivision: CANDLERIDGE ADDITION
Neighborhood Code: 4S410F

Latitude: 32.6369069144
Longitude: -97.3805905415
TAD Map: 2036-352
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 63 Lot 18

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: 1979

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 00422738

Site Name: CANDLERIDGE ADDITION-63-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,853

Percent Complete: 100%

Land Sqft^{*}: 10,449

Land Acres^{*}: 0.2398

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CRUZ MIGUEL

PANTALEON BRENDA A

Primary Owner Address:

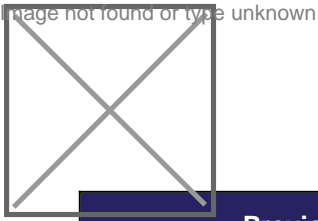
7345 CHANNEL VIEW DR
FORT WORTH, TX 76133

Deed Date: 9/12/2012

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D212225619](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SGB PROPERTY SERVICES	4/4/2012	D212083704	0000000	0000000
NEWMAN KATHERINE JEANENNE	7/19/2008	000000000000000	0000000	0000000
NEWMAN CYNTHIA L;NEWMAN JOHN W	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	\$244,000	\$35,000	\$279,000	\$279,000
2024	\$244,000	\$35,000	\$279,000	\$279,000
2023	\$277,839	\$35,000	\$312,839	\$312,839
2022	\$190,000	\$35,000	\$225,000	\$225,000
2021	\$155,072	\$35,000	\$190,072	\$190,072
2020	\$116,957	\$35,000	\$151,957	\$151,957

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.