



Address: [7429 WEATHERWOOD RD](#)
City: FORT WORTH
Georeference: 6270-63-29
Subdivision: CANDLERIDGE ADDITION
Neighborhood Code: 4S410F

Latitude: 32.6359487478
Longitude: -97.3812985514
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 29

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

Protest Deadline Date: 5/24/2024

Site Number: 00422843

Site Name: CANDLERIDGE ADDITION-63-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,358

Percent Complete: 100%

Land Sqft^{*}: 13,600

Land Acres^{*}: 0.3122

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:

KCST TRAN LLC

Primary Owner Address:

1110 HARDISTY DR
ARLINGTON, TX 76001

Deed Date: 9/25/2020

Deed Volume:

Deed Page:

Instrument: [D220248908](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN BITHI LAM;TRAN KIEN LONG	3/16/2000	00142640000161	0014264	0000161
AURORA LOAN SERVICES INC	6/2/1998	00132450000260	0013245	0000260
COOMANSINGH BELDEN J L	7/20/1987	00090230001045	0009023	0001045
CHADWICK DEBORAH ANN	7/1/1987	00090010001258	0009001	0001258
COOMANSINGH B;COOMANSINGH D CHADWICK	6/24/1987	00089890000395	0008989	0000395
LUND DANIEL W;LUND JANICE W	10/7/1986	00087080001079	0008708	0001079
MANLEY NANCY J	9/14/1984	00079510002251	0007951	0002251
VALENTINE;VALENTINE CHARLES R JR	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	\$199,797	\$35,000	\$234,797	\$234,797
2024	\$199,797	\$35,000	\$234,797	\$234,797
2023	\$205,000	\$35,000	\$240,000	\$240,000
2022	\$177,000	\$35,000	\$212,000	\$212,000
2021	\$145,000	\$35,000	\$180,000	\$180,000
2020	\$120,000	\$35,000	\$155,000	\$155,000

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.