



Address: [7224 KINGSWOOD DR](#)
City: FORT WORTH
Georeference: 6270-74-14R1
Subdivision: CANDLERIDGE ADDITION
Neighborhood Code: Day Care General

Latitude: 32.6411483777
Longitude: -97.393562312
TAD Map: 2030-352
MAPSCO: TAR-103F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CANDLERIDGE ADDITION
Block 74 Lot 14R1

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: F1

Year Built: 1978

Personal Property Account: [08263124](#)

Agent: TAX RECOURSE LLC (00984)

Notice Sent Date: 5/1/2025

Notice Value: \$456,494

Protest Deadline Date: 5/31/2024

Site Number: 80034918

Site Name: KINDER CARE

Site Class: DayCare - Day Care Center

Parcels: 1

Primary Building Name: KINDER CARE / 00424102

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 4,668

Net Leasable Area⁺⁺⁺: 4,668

Percent Complete: 100%

Land Sqft^{*}: 21,344

Land Acres^{*}: 0.4900

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:

SHAZAM EQUITIES LLC

Primary Owner Address:

PO BOX 515496
DALLAS, TX 75251

Deed Date: 8/25/2014

Deed Volume:

Deed Page:

Instrument: [D214188937](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
W LAWRENCE FELLMAN MONEY PPP	11/14/2006	D207014726	0000000	0000000
MEISEL ALLEN	11/13/2006	D206363514	0000000	0000000
KINDER CARE #296	12/31/1900	0000000000000000	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	\$340,383	\$116,111	\$456,494	\$408,000
2024	\$223,889	\$116,111	\$340,000	\$340,000
2023	\$202,889	\$116,111	\$319,000	\$319,000
2022	\$198,889	\$116,111	\$315,000	\$315,000
2021	\$187,309	\$116,111	\$303,420	\$303,420
2020	\$215,317	\$116,111	\$331,428	\$331,428

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.