



**Address:** [7854 KERMIT AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34250-17-1  
**Subdivision:** RIDGECREST ADDITION-FORT WORTH  
**Neighborhood Code:** 4W003P

**Latitude:** 32.7136016232  
**Longitude:** -97.4525534062  
**TAD Map:** 2012-380  
**MAPSCO:** TAR-073U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGECREST ADDITION-FORT WORTH Block 17 Lot 1

**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:** 02386526

**Site Name:** RIDGECREST ADDITION-FORT WORTH-17-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,184

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,396

**Land Acres<sup>\*</sup>:** 0.2616

**Pool:** N

**State Code:** A

**Year Built:** 1971

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$169,155

**Protest Deadline Date:** 5/15/2025

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

LANE DEREK A

**Primary Owner Address:**

7854 KERMIT AVE  
FORT WORTH, TX 76116

**Deed Date:** 12/30/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219300532](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMILLA L BEIGHT REV TRUST	11/5/2012	<a href="#">D212276927</a>	0000000	0000000
BEIGHT CAMILLA L	3/31/2002	00157140000002	0015714	0000002
LANE DEREK A;LANE TONI	4/25/1994	00115590000981	0011559	0000981
YOUNG MICHAEL A	5/15/1987	00089870000544	0008987	0000544
CLARY JAMES S;CLARY MARIA S	12/31/1900	00061300000114	0006130	0000114

## 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 <sup>+</sup>
2025	\$144,155	\$25,000	\$169,155	\$159,288
2024	\$144,155	\$25,000	\$169,155	\$144,807
2023	\$136,942	\$25,000	\$161,942	\$131,643
2022	\$112,287	\$25,000	\$137,287	\$119,675
2021	\$83,795	\$25,000	\$108,795	\$108,795
2020	\$107,626	\$25,000	\$132,626	\$132,626

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.