



**Address:** [7000 SANDALWOOD LN](#)  
**City:** FORT WORTH  
**Georeference:** 34345-67-29  
**Subdivision:** RIDGLEA HILLS ADDITION  
**Neighborhood Code:** 4R003J

**Latitude:** 32.7009482745  
**Longitude:** -97.4349042165  
**TAD Map:** 2018-376  
**MAPSCO:** TAR-088A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGLEA HILLS ADDITION  
Block 67 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:** 1967

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02416778  
**Site Name:** RIDGLEA HILLS ADDITION-67-29  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,600  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,440  
**Land Acres<sup>\*</sup>:** 0.2167  
**Pool:** N

<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:**

LYONS WILLIAM ALAN

**Primary Owner Address:**

7000 SANDALWOOD LN  
FORT WORTH, TX 76116

**Deed Date:** 4/12/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222097000](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCSL PROPERTY SOLUTIONS LLC;ROOFING FOR CHILDREN LLC	8/27/2021	<a href="#">D221258720</a>		
911 WARDVILLE LLC	8/4/2021	<a href="#">D221226906</a>		
CHRISTIAN BETTY J EST	3/24/1986	00084930000179	0008493	0000179
HARVEY P CHRISTIAN JR	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 <sup>+</sup>
2025	\$348,352	\$50,000	\$398,352	\$398,352
2024	\$348,352	\$50,000	\$398,352	\$398,352
2023	\$338,368	\$50,000	\$388,368	\$388,368
2022	\$191,995	\$30,000	\$221,995	\$221,995
2021	\$173,378	\$30,000	\$203,378	\$203,378
2020	\$230,440	\$30,000	\$260,440	\$236,906

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.