



Address: [7307 BRAZOS AVE](#)
City: FORT WORTH
Georeference: 34410-11-2
Subdivision: RIDGLEA WEST ADDITION
Neighborhood Code: 4W005B

Latitude: 32.7120767345
Longitude: -97.4417280362
TAD Map: 2018-380
MAPSCO: TAR-073V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGLEA WEST ADDITION
Block 11 Lot 2

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: 1947
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02428466
Site Name: RIDGLEA WEST ADDITION-11-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,044
Percent Complete: 100%
Land Sqft^{*}: 7,320
Land Acres^{*}: 0.1680
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:
NICHOLS DALE W
Primary Owner Address:
7307 BRAZOS AVE
FORT WORTH, TX 76116-7811

Deed Date: 8/29/2002
Deed Volume: 0015952
Deed Page: 0000148
Instrument: 00159520000148

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DORNBUSCH GAYLE SHEEHAN	9/14/2001	00151490000187	0015149	0000187
SHEEHAN VELMA L EST	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	\$86,948	\$20,000	\$106,948	\$106,948
2024	\$86,948	\$20,000	\$106,948	\$106,948
2023	\$85,374	\$20,000	\$105,374	\$97,665
2022	\$68,786	\$20,000	\$88,786	\$88,786
2021	\$65,129	\$20,000	\$85,129	\$85,129
2020	\$75,249	\$20,000	\$95,249	\$81,811

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.