



Address: [7456 ABERDEEN DR](#)
City: FORT WORTH
Georeference: 34410-44-9
Subdivision: RIDGLEA WEST ADDITION
Neighborhood Code: 4W005B

Latitude: 32.698067988
Longitude: -97.4448251896
TAD Map: 2012-372
MAPSCO: TAR-087D



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 44 Lot 9

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: 1953

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$123,228

Protest Deadline Date: 5/24/2024

Site Number: 02437953
Site Name: RIDGLEA WEST ADDITION-44-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,408
Percent Complete: 100%
Land Sqft^{*}: 8,400
Land Acres^{*}: 0.1928
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:
KASTEN KEEGAN
Primary Owner Address:
7456 ABERDEEN DR
FORT WORTH, TX 76116

Deed Date: 2/13/2024
Deed Volume:
Deed Page:
Instrument: [D224026023](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZINN JESSICA E;ZINN PAUL G	7/30/2004	D204245177	0000000	0000000
LITTLETON DENNIS	8/30/1999	00139910000479	0013991	0000479
SILVA DAVID	11/3/1994	00117850002396	0011785	0002396
BOYNTON HERBERT C	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	\$103,228	\$20,000	\$123,228	\$123,228
2024	\$103,228	\$20,000	\$123,228	\$122,597
2023	\$101,344	\$20,000	\$121,344	\$111,452
2022	\$81,320	\$20,000	\$101,320	\$101,320
2021	\$76,919	\$20,000	\$96,919	\$96,919
2020	\$89,340	\$20,000	\$109,340	\$94,155

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.