



**Address:** [7463 WIDGEON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34410-44-17  
**Subdivision:** RIDGLEA WEST ADDITION  
**Neighborhood Code:** 4W005B

**Latitude:** 32.6984548824  
**Longitude:** -97.4447922328  
**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 17

**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:** 1951  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02438054  
**Site Name:** RIDGLEA WEST ADDITION-44-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,044  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,577  
**Land Acres<sup>\*</sup>:** 0.2198  
**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:**  
BALANDRAN JESUS  
BALANDRAN HILDA  
**Primary Owner Address:**  
7463 WIDGEON AVE  
FORT WORTH, TX 76116

**Deed Date:** 6/5/2014  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D214127099](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALANDRAN JESUS	10/18/2007	<a href="#">D207384165</a>	0000000	0000000
WILKES RICHARD L III	2/22/2006	<a href="#">D206062380</a>	0000000	0000000
POWERS GARY PATTON;POWERS JIAAN	3/1/2004	<a href="#">D204070205</a>	0000000	0000000
PAFFORD CYNTHIA A	8/19/2002	00160120000082	0016012	0000082
PAFFORD CYTNIA;PAFFORD FELIX R	5/2/1984	00078210002107	0007821	0002107
LLOYD E SMITH	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 <sup>+</sup>
2025	\$86,106	\$20,000	\$106,106	\$106,106
2024	\$86,106	\$20,000	\$106,106	\$106,106
2023	\$84,563	\$20,000	\$104,563	\$96,807
2022	\$68,006	\$20,000	\$88,006	\$88,006
2021	\$64,381	\$20,000	\$84,381	\$84,381
2020	\$74,847	\$20,000	\$94,847	\$82,297

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.