



Address: [7431 KINGSWOOD DR](#)
City: FORT WORTH
Georeference: 6275C-1-1D
Subdivision: CANDLERIDGE ADDITION PHASE 15
Neighborhood Code: A4S010B

Latitude: 32.6396821533
Longitude: -97.3993752047
TAD Map: 2030-352
MAPSCO: TAR-103E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CANDLERIDGE ADDITION
PHASE 15 Block 1 Lot 1D & .01786 OF COMMON
AREA

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: 04958675
Site Name: CANDLERIDGE ADDITION PHASE 15-1-1D
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,104
Percent Complete: 100%
Land Sqft^{*}: 3,614
Land Acres^{*}: 0.0829
Pool: N

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$179,221

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ALBARRAN MARIA C

Primary Owner Address:

7341 KINGSWOOD CIR
FORT WORTH, TX 76133-6534

Deed Date: 6/14/2024

Deed Volume:

Deed Page:

Instrument: [D224106364](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AVALA SUCHARITHA;GOTTIPATI VENKATA	12/7/2022	D222283286		
KUFFO STEPHANIE M;MUNOZ FRANK	8/24/2022	D222211413		
MUNOZ FRANK	6/16/2021	D221174030		
PATENAUE BETTY;PATENAUE DAVID L	11/20/1994	00118310000495	0011831	0000495
PATENAUE STEVEN DAVID	9/24/1993	00112640001937	0011264	0001937
HOME UNITY S & L	11/3/1992	00108530000914	0010853	0000914
SHERIDAN DAYTON C;SHERIDAN MARIE	10/14/1984	00079880000237	0007988	0000237
KINGSWOOD OF FT WORTH LTD	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	\$149,221	\$30,000	\$179,221	\$179,221
2024	\$149,221	\$30,000	\$179,221	\$179,221
2023	\$166,965	\$10,000	\$176,965	\$176,965
2022	\$125,465	\$10,000	\$135,465	\$135,465
2021	\$88,000	\$10,000	\$98,000	\$98,000
2020	\$88,000	\$10,000	\$98,000	\$98,000

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.