



**Address:** [7413 KINGSWOOD DR](#)  
**City:** FORT WORTH  
**Georeference:** 6275C-1-3C  
**Subdivision:** CANDLERIDGE ADDITION PHASE 15  
**Neighborhood Code:** A4S010B

**Latitude:** 32.6399950452  
**Longitude:** -97.3988643537  
**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 3C & .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:** 04958756  
**Site Name:** CANDLERIDGE ADDITION PHASE 15-1-3C  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,104  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,614  
**Land Acres<sup>\*</sup>:** 0.0829  
**Pool:** N

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

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

<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:**

HIGGINS ELLIOTT MERLE

**Primary Owner Address:**

7936 MORNING LN  
FORT WORTH, TX 76123

**Deed Date:** 11/28/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216280046](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOLES JEFFREY B	7/23/2013	<a href="#">D213195998</a>	0000000	0000000
CAULEY RACHEL A	3/23/1998	00131370000440	0013137	0000440
LAW ROBERT F WATSON;LAW THOS H	3/31/1982	00072700001566	0007270	0001566
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 <sup>+</sup>
2025	\$79,365	\$30,000	\$109,365	\$109,365
2024	\$97,748	\$30,000	\$127,748	\$127,748
2023	\$130,254	\$10,000	\$140,254	\$140,254
2022	\$115,982	\$10,000	\$125,982	\$125,982
2021	\$77,493	\$10,000	\$87,493	\$87,493
2020	\$90,000	\$10,000	\$100,000	\$100,000

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

There are no exemptions for this property

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.