



**Address:** [7345 KINGSWOOD CIR](#)  
**City:** FORT WORTH  
**Georeference:** 6275C-1-14C  
**Subdivision:** CANDLERIDGE ADDITION PHASE 15  
**Neighborhood Code:** A4S010B

**Latitude:** 32.6390971634  
**Longitude:** -97.3987794902  
**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 14C & .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)

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

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

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

**Site Number:** 04959221  
**Site Name:** CANDLERIDGE ADDITION PHASE 15-1-14C  
**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

<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:**

WIN FAMILY TRUST THE

**Primary Owner Address:**

4501 FRENCH LAKE DR  
FORT WORTH, TX 76133

**Deed Date:** 9/26/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223174365](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WIN HTIN A	9/27/2013	<a href="#">D213264230</a>	0000000	0000000
SANTA HOMES LP	6/4/2013	<a href="#">D213173804</a>	0000000	0000000
CREEL ANDREA;CREEL JOSHUA W	2/14/2006	<a href="#">D206054886</a>	0000000	0000000
BALDWIN VIRGINIA F	1/30/2004	<a href="#">D204039412</a>	0000000	0000000
PLIMPTON JESSICA A	1/24/2001	00147020000441	0014702	0000441
TIBERI KATHLEEN M	10/30/1996	00125710001680	0012571	0001680
BACA MICHAEL	10/6/1987	00091000000494	0009100	0000494
BACA ANN;BACA MICHAEL	5/24/1985	00081920001394	0008192	0001394
ROUSE CLAUDIA;ROUSE DANNY M	12/31/1900	00076970000079	0007697	0000079

## 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	\$77,420	\$30,000	\$107,420	\$107,420
2024	\$98,678	\$30,000	\$128,678	\$128,678
2023	\$125,465	\$10,000	\$135,465	\$135,465
2022	\$125,465	\$10,000	\$135,465	\$135,465
2021	\$90,000	\$10,000	\$100,000	\$100,000
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.