



**Address:** [7017 CHURCH ST](#)  
**City:** FORT WORTH  
**Georeference:** 20970-21-4A  
**Subdivision:** HYDE-JENNINGS SUBDIVISION  
**Neighborhood Code:** 1B010A

**Latitude:** 32.7335048124  
**Longitude:** -97.2081050936  
**TAD Map:** 2084-388  
**MAPSCO:** TAR-080K



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

## PROPERTY DATA

**Legal Description:** HYDE-JENNINGS SUBDIVISION  
Block 21 Lot 4A

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 04964616

**Site Name:** HYDE-JENNINGS SUBDIVISION-21-4A

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 790

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,119

**Land Acres<sup>\*</sup>:** 0.2093

**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:**

HIGGINS KAITLYN ANNE

**Primary Owner Address:**

7017 CHURCH ST  
FORT WORTH, TX 76112

**Deed Date:** 9/11/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223164389](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JACKSON GLENDA;JACKSON LONNIE DRAY;JONES ANNETTE;NETTER ANTHONY;NETTER CEDRICK;NETTER-WATERS TONYA	4/14/2022	<a href="#">D223164388</a>		
NETTER ELSIE BEATRICE EST	12/6/2001	00153760000068	0015376	0000068
HOUSING DEVELOPMENT CORP FW	1/30/1998	00130680000242	0013068	0000242
SEC OF HUD	5/27/1997	00128440000092	0012844	0000092
PRINCIPAL RESIDENTIAL MTG INC	5/6/1997	00127630000453	0012763	0000453
SHERMAN JOHN;SHERMAN KIMBERLY	12/3/1993	00113960000633	0011396	0000633
CHAMBERS DON;CHAMBERS NANCY	1/16/1984	00077170001862	0007717	0001862
BRISCOE DONALD;BRISCOE NANCY	1/1/1901	00075170002318	0007517	0002318
MCCONNELL EDGAR;MCCONNELL LETHA E	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	\$110,000	\$50,000	\$160,000	\$160,000
2024	\$110,000	\$50,000	\$160,000	\$160,000
2023	\$127,532	\$40,000	\$167,532	\$167,532
2022	\$102,824	\$35,000	\$137,824	\$107,995
2021	\$88,259	\$22,500	\$110,759	\$98,177
2020	\$80,545	\$22,500	\$103,045	\$89,252

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

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## Tarrant Appraisal District Property Information | PDF

- 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.