



Address: [7917 KANDY LN](#)
City: NORTH RICHLAND HILLS
Georeference: 13495-3-22
Subdivision: FAIR OAKS ESTATES ADDITION
Neighborhood Code: 3M030I

Latitude: 32.892949788
Longitude: -97.2182979024
TAD Map: 2084-444
MAPSCO: TAR-038E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FAIR OAKS ESTATES
ADDITION Block 3 Lot 22

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$407,671

Protest Deadline Date: 5/24/2024

Site Number: 05721873

Site Name: FAIR OAKS ESTATES ADDITION-3-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,559

Percent Complete: 100%

Land Sqft^{*}: 9,375

Land Acres^{*}: 0.2152

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:

MATTHEW CHERIE SQUIER

Primary Owner Address:

7917 KANDY LN
NORTH RICHLAND HILLS, TX 76182

Deed Date: 11/16/2020

Deed Volume:

Deed Page:

Instrument: [D220304978](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUEST IRA FBO	4/24/2014	D214085709	0000000	0000000
CARPENTER ANN;CARPENTER DWIGHT	7/1/1987	00089960000617	0008996	0000617
CUSTOM HOMES BY B J INC	5/5/1987	00089370001890	0008937	0001890
R G A DEVELOPMENT CORP	8/12/1986	00086600000166	0008660	0000166
KINGSWOOD ESTS VENT INC	1/1/1985	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	\$327,671	\$80,000	\$407,671	\$407,671
2024	\$327,671	\$80,000	\$407,671	\$379,335
2023	\$349,847	\$80,000	\$429,847	\$344,850
2022	\$311,858	\$55,000	\$366,858	\$313,500
2021	\$230,000	\$55,000	\$285,000	\$285,000
2020	\$230,000	\$55,000	\$285,000	\$285,000

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.