



Address: [7936 KANDY LN](#)
City: NORTH RICHLAND HILLS
Georeference: 13495-4-10
Subdivision: FAIR OAKS ESTATES ADDITION
Neighborhood Code: 3M030I

Latitude: 32.8939798374
Longitude: -97.2177610329
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 4 Lot 10

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: 1986

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05722039

Site Name: FAIR OAKS ESTATES ADDITION-4-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,935

Percent Complete: 100%

Land Sqft^{*}: 9,389

Land Acres^{*}: 0.2155

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

RENDON ADRIAN

Primary Owner Address:

5019 E 3RD ST
LOS ANGELES, CA 90022

Deed Date: 6/8/2021

Deed Volume:

Deed Page:

Instrument: [D221164106](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MICHAEL AND ROBERTA HULTQUIST REVOCABLE TRUST	12/8/2020	D220329952		
HULTQUIST MICHAEL;HULTQUIST R	12/22/1986	00087850002057	0008785	0002057
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	\$316,092	\$80,000	\$396,092	\$396,092
2024	\$316,092	\$80,000	\$396,092	\$396,092
2023	\$335,252	\$80,000	\$415,252	\$415,252
2022	\$292,562	\$55,000	\$347,562	\$347,562
2021	\$262,975	\$55,000	\$317,975	\$301,697
2020	\$234,116	\$55,000	\$289,116	\$274,270

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.