



**Address:** [7948 KANDY LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 13495-4-13  
**Subdivision:** FAIR OAKS ESTATES ADDITION  
**Neighborhood Code:** 3M030I

**Latitude:** 32.8946244043  
**Longitude:** -97.2177574235  
**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 13

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 05722063

**Site Name:** FAIR OAKS ESTATES ADDITION-4-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,008

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,625

**Land Acres<sup>\*</sup>:** 0.2439

**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:**

BRAZEL ROBERT C

BRAZEL SUTTON

**Primary Owner Address:**

7948 KANDY LN

NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 10/17/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222255554](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRONAUGH DORA;CASAREZ DAVID;CASAREZ RICHARD;CASAREZ TOMMY;HEGINBOTHAM ANNA L	7/24/2022	<a href="#">D219134076</a>		
RODRIGUEZ GRACIELA	10/17/2019	142-19-157518		
CASAREZ GRACIELA;CASAREZ TOMAS	2/18/1987	00088500001280	0008850	0001280
CUSTOM HOMES BY B J INC	9/9/1986	00086780000481	0008678	0000481
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 <sup>+</sup>
2025	\$253,080	\$80,000	\$333,080	\$333,080
2024	\$253,080	\$80,000	\$333,080	\$333,080
2023	\$313,045	\$80,000	\$393,045	\$393,045
2022	\$279,489	\$55,000	\$334,489	\$332,147
2021	\$249,121	\$55,000	\$304,121	\$301,952
2020	\$219,502	\$55,000	\$274,502	\$274,502

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.