



**Address:** [8032 KANDY LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 13495-7-9  
**Subdivision:** FAIR OAKS ESTATES ADDITION  
**Neighborhood Code:** 3M030I

**Latitude:** 32.8966707044  
**Longitude:** -97.2177493659  
**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 7 Lot 9

**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:** 1988

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05964091

**Site Name:** FAIR OAKS ESTATES ADDITION-7-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,985

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,562

**Land Acres<sup>\*</sup>:** 0.2424

**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:**

WILLINGHAM MARTHA F

**Primary Owner Address:**

8032 KANDY LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 9/7/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224072887](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLINGHAM LONNIE;WILLINGHAM MARTHA	10/11/2016	<a href="#">D216238618</a>		
SICKLER LIVING TRUST	6/20/2014	<a href="#">D214187111</a>		
SICKLER ELIZABET;SICKLER RICHARD	3/31/1988	00092300001442	0009230	0001442
CUSTOM HOMES BY B J INC	8/6/1987	00090320001163	0009032	0001163
R G A DEVELOPMENT CORP	8/21/1986	00086600000166	0008660	0000166
KINGSWOOD ESTS VENT INC	1/1/1986	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	\$257,033	\$60,000	\$317,033	\$317,033
2024	\$257,033	\$60,000	\$317,033	\$317,033
2023	\$301,549	\$60,000	\$361,549	\$294,260
2022	\$281,446	\$41,250	\$322,696	\$267,509
2021	\$201,940	\$41,250	\$243,190	\$243,190
2020	\$201,940	\$41,250	\$243,190	\$243,190

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.