



**Address:** [7304 MOON RIDGE CT](#)  
**City:** FORT WORTH  
**Georeference:** 6270-610-34  
**Subdivision:** CANDLERIDGE ADDITION  
**Neighborhood Code:** 4S001H

**Latitude:** 32.638439097  
**Longitude:** -97.3979480734  
**TAD Map:** 2030-352  
**MAPSCO:** TAR-103E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CANDLERIDGE ADDITION  
Block 610 Lot 34

**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:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$381,757

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

**Site Number:** 07825331

**Site Name:** CANDLERIDGE ADDITION-610-34

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,938

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,970

**Land Acres<sup>\*</sup>:** 0.1600

**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:**

SEARS PHYLLIS R

**Primary Owner Address:**

7304 MOON RIDGE CT  
FORT WORTH, TX 76133-8335

**Deed Date:** 11/21/2001

**Deed Volume:** 0015387

**Deed Page:** 0000190

**Instrument:** 00153870000190

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARUFMAN & BROAD LONE STAR LP	7/16/2001	00150160000005	0015016	0000005
IFS CANDLERIDGE INVESTORS LP	1/1/2001	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	\$346,757	\$35,000	\$381,757	\$381,757
2024	\$346,757	\$35,000	\$381,757	\$354,180
2023	\$343,085	\$35,000	\$378,085	\$321,982
2022	\$297,692	\$35,000	\$332,692	\$292,711
2021	\$236,992	\$35,000	\$271,992	\$266,101
2020	\$206,910	\$35,000	\$241,910	\$241,910

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.