



Address: [7457 CANDLER DR](#)
City: FORT WORTH
Georeference: 1814J-2-19
Subdivision: BASSWOOD VILLAGE
Neighborhood Code: 3K900C

Latitude: 32.8750168924
Longitude: -97.3225726155
TAD Map: 2054-436
MAPSCO: TAR-035P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BASSWOOD VILLAGE Block 2
Lot 19 33.333% UNDIVIDED INTEREST

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: TAX RECOURSE LLC (00984)

Notice Sent Date: 4/15/2025

Notice Value: \$122,843

Protest Deadline Date: 5/24/2024

Site Number: 40563995

Site Name: BASSWOOD VILLAGE-2-19-50

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 2,937

Percent Complete: 100%

Land Sqft^{*}: 5,662

Land Acres^{*}: 0.1299

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:

US SFE ASSET COMPANY 3 LLC

Primary Owner Address:

5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

Deed Date: 2/19/2016

Deed Volume:

Deed Page:

Instrument: [D216070051](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JEFF 1 LLC	8/22/2014	D214194564		
PEREZ DIEGO	3/21/2007	D207105853	0000000	0000000
CENTEX HOMES	1/1/2004	000000000000000	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	\$107,845	\$14,998	\$122,843	\$122,843
2024	\$100,002	\$14,998	\$115,000	\$115,000
2023	\$85,002	\$14,998	\$100,000	\$100,000
2022	\$70,002	\$14,998	\$85,000	\$85,000
2021	\$63,878	\$14,998	\$78,876	\$78,876
2020	\$63,878	\$14,998	\$78,876	\$78,876

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.