



**Address:** [7201 KUBAN BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 10190-4-1R1  
**Subdivision:** DRAUGHON HEIGHTS ADDITION  
**Neighborhood Code:** 1B200A

**Latitude:** 32.7693825362  
**Longitude:** -97.200429017  
**TAD Map:** 2090-400  
**MAPSCO:** TAR-066U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DRAUGHON HEIGHTS  
ADDITION Block 4 Lot 1R1

**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:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$591,873

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

**Site Number:** 41016939

**Site Name:** DRAUGHON HEIGHTS ADDITION-4-1R1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,703

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 28,314

**Land Acres<sup>\*</sup>:** 0.6500

**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:**

POLITO WHITNEY  
POLITO NICOLE

**Primary Owner Address:**

7201 KUBAN BLVD  
FORT WORTH, TX 76120

**Deed Date:** 7/11/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224125072](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WADSWORTH CARL L;WADSWORTH SANDRA	12/27/2007	<a href="#">D207460604</a>	0000000	0000000
CLASSIC P INVESTMENTS LLC	3/20/2007	<a href="#">D207135634</a>	0000000	0000000
GREEN ANGELIA DENISE	3/14/2005	<a href="#">D206147840</a>	0000000	0000000
WADSWORTH CARL;WADSWORTH SANDRA	3/7/2005	<a href="#">D206147839</a>	0000000	0000000
PACE JAMES G EST	1/1/2005	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 <sup>+</sup>
2025	\$530,123	\$61,750	\$591,873	\$591,873
2024	\$530,123	\$61,750	\$591,873	\$497,394
2023	\$395,207	\$61,750	\$456,957	\$452,176
2022	\$383,411	\$45,500	\$428,911	\$411,069
2021	\$350,949	\$22,750	\$373,699	\$373,699
2020	\$326,771	\$22,750	\$349,521	\$349,521

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.