



**Address:** [7414 LEMONWOOD LN](#)  
**City:** FORT WORTH  
**Georeference:** 6270-54-10  
**Subdivision:** CANDLERIDGE ADDITION  
**Neighborhood Code:** M4S05C

**Latitude:** 32.6363729922  
**Longitude:** -97.3854650713  
**TAD Map:** 2030-352  
**MAPSCO:** TAR-103G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CANDLERIDGE ADDITION  
Block 54 Lot 10 LESS PORTION WITH EXEMPTION  
50% OF VALUE

**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:** B

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$200,000

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

**Site Number:** 00422010

**Site Name:** CANDLERIDGE ADDITION-54-10-E1

**Site Class:** B - Residential - Multifamily

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 3,156

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,020

**Land Acres<sup>\*</sup>:** 0.2988

**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:**

BERSANO ANDREW  
BERSANO SIERRA

**Primary Owner Address:**

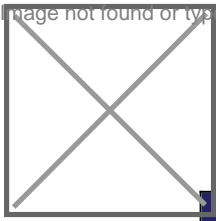
7512 PORTMAN AVE  
FORT WORTH, TX 76112

**Deed Date:** 12/2/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224215120](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANKLIN GREGORY	8/26/2022	<a href="#">D222213607</a>		
MCCULLOUGH ETHELENE	9/14/2007	<a href="#">D207335773</a>	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	\$177,500	\$22,500	\$200,000	\$200,000
2024	\$177,500	\$22,500	\$200,000	\$200,000
2023	\$177,500	\$22,500	\$200,000	\$200,000
2022	\$194,187	\$22,500	\$216,687	\$216,687
2021	\$116,221	\$22,500	\$138,721	\$138,721
2020	\$116,221	\$22,500	\$138,721	\$138,721

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.