



LOCATION

Address: [7804 LLANO AVE](#)

City: FORT WORTH

Georeference: 34250-3-6

Subdivision: RIDGECREST ADDITION-FORT WORTH

Neighborhood Code: 4W003P

Latitude: 32.7089881015

Longitude: -97.4513547987

TAD Map: 2012-376

MAPSCO: TAR-073Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGECREST ADDITION-FORT WORTH Block 3 Lot 6

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)

Site Number: 02383780

Site Name: RIDGECREST ADDITION-FORT WORTH-3-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,191

Percent Complete: 100%

Land Sqft^{*}: 10,008

Land Acres^{*}: 0.2297

Pool: N

State Code: A

Year Built: 1959

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KYLER FREDERICK KIRK

Deed Date: 1/26/2009

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D209025727](#)

Primary Owner Address:

7804 LLANO AVE

FORT WORTH, TX 76116

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARGOWSKI ALLENE S EST	12/31/1900	0000000000000000	00000000	00000000

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	\$0	\$0	\$0	\$0
2024	\$114,727	\$25,000	\$139,727	\$124,060
2023	\$109,597	\$25,000	\$134,597	\$112,782
2022	\$90,531	\$25,000	\$115,531	\$102,529
2021	\$68,208	\$25,000	\$93,208	\$93,208
2020	\$69,669	\$25,000	\$94,669	\$94,669

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)

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.