



LOCATION

Address: [416 KIRKHAM DR](#)
City: FORT WORTH
Georeference: 34234-30-7
Subdivision: RICHMOND ADDN - FT WORTH
Neighborhood Code: 2N1004

Latitude: 32.9182340853
Longitude: -97.357001239
TAD Map: 2042-452
MAPSCO: TAR-020T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHMOND ADDN - FT WORTH
Block 30 Lot 7 PLAT D220129536

Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 800053646
TARRANT COUNTY (220)	Site Name: RICHMOND ADDN - FT WORTH 30 7 PLAT D220129536
TARRANT REGIONAL WATER DISTRICT (223)	Site Class: A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	Parcels: 1
TARRANT COUNTY COLLEGE (225)	Approximate Size⁺⁺⁺: 3,294
NORTHWEST ISD (911)	Percent Complete: 100%
State Code: A	Land Sqft[*]: 6,000
Year Built: 2021	Land Acres[*]: 0.1377
Personal Property Account: N/A	Pool: N
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:

SANKARAN ARUMUGHA VINAYAGAM ALAGU
KANNAN SARANYA

Primary Owner Address:

416 KIRKHAM DR
FORT WORTH, TX 76131

Deed Date: 11/30/2021

Deed Volume:

Deed Page:

Instrument: [D221347727](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
M/I HOMES OF DFW LLC	12/15/2020	D220334589		

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	\$359,380	\$95,000	\$454,380	\$454,380
2023	\$440,230	\$70,000	\$510,230	\$435,600
2022	\$326,000	\$70,000	\$396,000	\$396,000
2021	\$0	\$49,000	\$49,000	\$49,000
0	\$0	\$0	\$0	\$0

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.