



**Address:** [5216 BLUE RIDGE CT](#)  
**City:** FORT WORTH  
**Georeference:** 10680-1-10  
**Subdivision:** EASTERN HILLS ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.755558288  
**Longitude:** -97.2417216964  
**TAD Map:** 2078-396  
**MAPSCO:** TAR-065X



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

## PROPERTY DATA

**Legal Description:** EASTERN HILLS ADDITION  
Block 1 Lot 10

**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:** 1965

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 00766186  
**Site Name:** EASTERN HILLS ADDITION-1-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,720  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,000  
**Land Acres<sup>\*</sup>:** 0.2295  
**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:**  
FREEMAN VAN ALAN  
**Primary Owner Address:**  
5216 BLUERIDGE CT  
FORT WORTH, TX 76112

**Deed Date:** 6/3/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220128748](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDMONDSON BETTY J	1/30/2020	<a href="#">D220027145</a>		
CHICKEN FRIED ASSETS LLC	8/11/2016	<a href="#">D216187276</a>		
RONAN SHAWN	12/30/2015	<a href="#">D215291254</a>		
ECHOLS R W	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$297,804	\$30,000	\$327,804	\$248,050
2023	\$298,564	\$30,000	\$328,564	\$225,500
2022	\$175,000	\$30,000	\$205,000	\$205,000
2021	\$175,000	\$30,000	\$205,000	\$205,000
2020	\$135,612	\$30,000	\$165,612	\$165,612

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.