

Account Number: 00766186

LOCATION

Address: 5216 BLUE RIDGE CT

City: FORT WORTH
Georeference: 10680-1-10

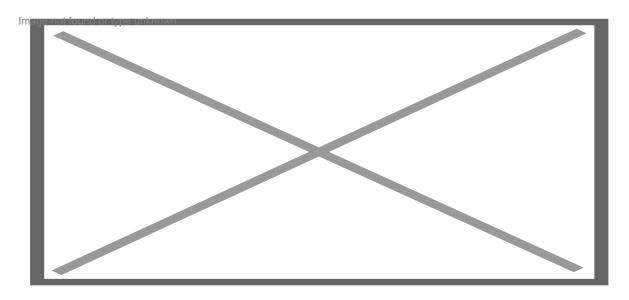
Subdivision: EASTERN HILLS ADDITION

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+++: 1,720
Percent Complete: 100%
Land Sqft*: 10,000

Land Acres*: 0.2295

Pool: N

+++ Rounded

03-17-2025 Page 1

^{*} 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

Deed Date: 6/3/2020

Deed Volume:

Deed Page:

FORT WORTH, TX 76112 Instrument: <u>D220128748</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDMONDSON BETTY J	1/30/2020	D220027145		
CHICKEN FRIED ASSETS LLC	8/11/2016	D216187276		
RONAN SHAWN	12/30/2015	D215291254		
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*
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.

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.

03-17-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.