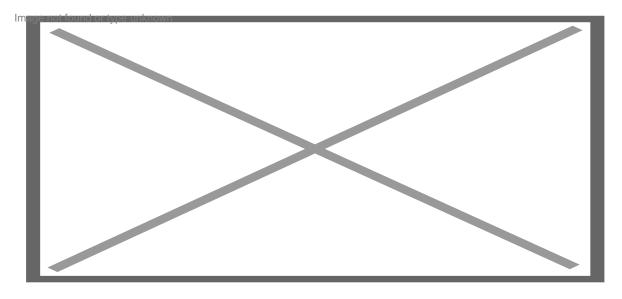


# Tarrant Appraisal District Property Information | PDF Account Number: 00766186

#### 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	D220027145		
CHICKEN FRIED ASSETS LLC	8/11/2016	D216187276		
RONAN SHAWN	12/30/2015	D215291254		
ECHOLS R W	12/31/1900	000000000000000000000000000000000000000	000000	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.

+ 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.