

# Tarrant Appraisal District Property Information | PDF Account Number: 02253968

### Address: 904 CARONDOLET CT

City: RIVER OAKS Georeference: 32900-1-10 Subdivision: POTTS, T J ADDITION Neighborhood Code: 2C010A Latitude: 32.7738025897 Longitude: -97.3939789347 TAD Map: 2030-400 MAPSCO: TAR-061P





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

### PROPERTY DATA

### **Legal Description:** POTTS, T J ADDITION Block 1 Lot 10

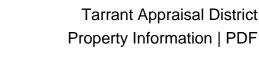
#### Jurisdictions:

CITY OF RIVER OAKS (029) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CASTLEBERRY ISD (917) State Code: A Year Built: 1951 Personal Property Account: N/A Agent: OCONNOR & ASSOCIATES (00436) Protest Deadline Date: 5/15/2025

Site Number: 02253968 Site Name: POTTS, T J ADDITION-1-10 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,403 Percent Complete: 100% Land Sqft\*: 10,853 Land Acres\*: 0.2491 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: HIGHTOWER DEMETRIA P

Primary Owner Address: 904 CARONDOLET CT RIVER OAKS, TX 76114-2905 Deed Date: 2/21/2014 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D214036510

| Previous Owners             | Date       | Instrument                              | Deed Volume | Deed Page |
|-----------------------------|------------|---|-------------|-----------|
| TURNER LEIGH ANN            | 1/22/2009  | D209018650                              | 000000      | 0000000   |
| BAKER GLORIA; BAKER STANLEY | 3/6/2003   | 00164800000312                          | 0016480     | 0000312   |
| FIELDER ROGER               | 3/4/2003   | 00164800000309                          | 0016480     | 0000309   |
| LEDBETTER FRANCES R EST     | 9/26/2002  | 000000000000000000000000000000000000000 | 000000      | 0000000   |
| LEDBETTER FRANCES F EST     | 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 | \$156,283          | \$61,706    | \$217,989    | \$175,450        |
| 2023 | \$136,294          | \$61,706    | \$198,000    | \$159,500        |
| 2022 | \$104,193          | \$40,807    | \$145,000    | \$145,000        |
| 2021 | \$125,000          | \$20,000    | \$145,000    | \$145,000        |
| 2020 | \$141,932          | \$20,000    | \$161,932    | \$142,192        |

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.