

# Tarrant Appraisal District Property Information | PDF Account Number: 02394685

# Address: 4221 RIDGEHAVEN RD

City: FORT WORTH Georeference: 34315-49-26 Subdivision: RIDGLEA ADDITION Neighborhood Code: 4R003K Latitude: 32.719193112 Longitude: -97.4200152991 TAD Map: 2024-380 MAPSCO: TAR-074Q





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

## PROPERTY DATA

### Legal Description: RIDGLEA ADDITION Block 49 Lot 26

#### Jurisdictions:

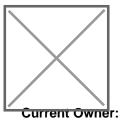
CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: A Year Built: 1952 Personal Property Account: N/A Agent: None

Site Number: 02394685 Site Name: RIDGLEA ADDITION-49-26 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,345 Percent Complete: 100% Land Sqft<sup>\*</sup>: 46,886 Land Acres<sup>\*</sup>: 1.0763 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: FREDIAN JOHN FREDIAN CATHERINE

Primary Owner Address: 4221 RIDGEHAVEN RD FORT WORTH, TX 76116-7310 Deed Date: 5/9/2008 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D208175976

| Previous Owners           | Date       | Instrument     | Deed Volume | Deed Page |
|---------------------------|------------|----------------|-------------|-----------|
| WYLY LILLIAN HASTINGS EST | 3/7/1988   | D207039024     | 000000      | 0000000   |
| WYLY;WYLY ROBERT F EST    | 12/31/1900 | 00024190000405 | 0002419     | 0000405   |

## 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised |
|------|--------------------|-------------|--------------|-----------------|
| 2025 | \$0                | \$0         | \$0          | \$0             |
| 2024 | \$425,252          | \$244,487   | \$669,739    | \$654,610       |
| 2023 | \$352,060          | \$244,487   | \$596,547    | \$595,100       |
| 2022 | \$296,437          | \$244,563   | \$541,000    | \$541,000       |
| 2021 | \$296,437          | \$244,563   | \$541,000    | \$541,000       |
| 2020 | \$298,153          | \$244,563   | \$542,716    | \$516,170       |

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.