



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⁺⁺⁺: 2,345

Percent Complete: 100%

Land Sqft^{*}: 46,886

Land Acres^{*}: 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	0000000	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. [Tarrant County Tax Office Account Information](#).

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.