

# Tarrant Appraisal District Property Information | PDF Account Number: 02402149

Address: <u>4309 RIDGLEA COUNTRY CLUB DR</u> City: BENBROOK Georeference: 34325-11-2 Subdivision: RIDGLEA COUNTRY CLUB EST Neighborhood Code: 4R010B Latitude: 32.686677105 Longitude: -97.4375200308 TAD Map: 2018-368 MAPSCO: TAR-088E





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

### **PROPERTY DATA**

### Legal Description: RIDGLEA COUNTRY CLUB EST Block 11 Lot 2

#### Jurisdictions:

CITY OF BENBROOK (003) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905)

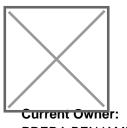
#### State Code: A

Year Built: 1971 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 02402149 Site Name: RIDGLEA COUNTRY CLUB EST-11-2 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,639 Percent Complete: 100% Land Sqft<sup>\*</sup>: 14,030 Land Acres<sup>\*</sup>: 0.3220 Pool: N

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**



PREDA BENJAMIN J PREDA TRISTA A

Primary Owner Address: 4309 RIDGLEA COUNTRY CLUB DR BENBROOK, TX 76126 Deed Date: 8/9/2016 Deed Volume: Deed Page: Instrument: D216182654

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHULMAN EVE S	4/3/2013	D213091996	000000	0000000
SHULMAN EVE S	8/13/2012	D212201587	000000	0000000
BREWER BRANDON; BREWER LISA	6/23/2006	D206191815	000000	0000000
ENGLISH HENRY W JR	8/16/1995	00120710002347	0012071	0002347
BRADSHAW ALYCE MARIE	6/26/1989	00096320001500	0009632	0001500
GREMILLION JOHN B JR	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$500,299	\$105,030	\$605,329	\$518,100
2023	\$376,000	\$95,000	\$471,000	\$471,000
2022	\$352,397	\$85,000	\$437,397	\$432,386
2021	\$308,078	\$85,000	\$393,078	\$393,078
2020	\$308,078	\$85,000	\$393,078	\$393,078

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.