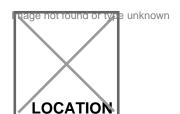


Property Information | PDF Account Number: 03255204



Address: 306 ROCKY RIDGE TERR

City: LAKESIDE

Georeference: 44490-9-2

Subdivision: VAN ZANDT PLACE ADDITION

Neighborhood Code: 2Y100R

Latitude: 32.8182244538 **Longitude:** -97.4912914067

TAD Map: 2000-416 **MAPSCO:** TAR-044U





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

PROPERTY DATA

Legal Description: VAN ZANDT PLACE ADDITION

Block 9 Lot 2

Jurisdictions:

CITY OF LAKESIDE (015) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

AZLE ISD (915) State Code: A Year Built: 1959

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 03255204

Site Name: VAN ZANDT PLACE ADDITION-9-2 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,800 Percent Complete: 100%

Land Sqft*: 25,751 Land Acres*: 0.5911

Pool: N

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

OWNER INFORMATION

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GARCIA GERDA E

Primary Owner Address: 306 ROCKY RIDGE TERR LAKESIDE, TX 76108

Deed Date: 6/9/2022

Deed Volume: Deed Page:

Instrument: 142-22-113060

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA RICHARD P EST	12/31/1900	00000000000000	0000000	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	\$278,325	\$76,368	\$354,693	\$278,196
2023	\$246,076	\$76,368	\$322,444	\$252,905
2022	\$207,761	\$36,368	\$244,129	\$229,914
2021	\$200,157	\$36,368	\$236,525	\$209,013
2020	\$170,012	\$20,000	\$190,012	\$190,012

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.