

# Tarrant Appraisal District Property Information | PDF Account Number: 04959388

## Address: <u>1313 RIDGE VIEW RD</u>

City: TARRANT COUNTY Georeference: 38597--44 Subdivision: SILVER CREEK ESTATES ADDITION Neighborhood Code: 2Y100N Latitude: 32.8695839843 Longitude: -97.5435596456 TAD Map: 1982-436 MAPSCO: TAR-029S





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

## **PROPERTY DATA**

### Legal Description: SILVER CREEK ESTATES ADDITION Lot 44

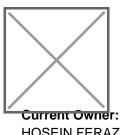
### Jurisdictions:

TARRANT COUNTY (220) EMERGENCY SVCS DIST #1 (222) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) AZLE ISD (915) State Code: A Year Built: 1985 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 04959388 Site Name: SILVER CREEK ESTATES ADDITION-44 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,944 Percent Complete: 100% Land Sqft<sup>\*</sup>: 87,120 Land Acres<sup>\*</sup>: 2.0000 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



HOSEIN FERAZ HOSEIN JENNIFER

Primary Owner Address: 1313 RIDGEVIEW ST AZLE, TX 76020 Deed Date: 5/22/2020 Deed Volume: Deed Page: Instrument: D220124019

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CATAMOUNT PROPERTIES 2018 LLC	7/2/2019	D219149650		
SHIRES WILEY A	11/23/2012	D212316536	000000	0000000
WALTERS DEBRA LYNN	1/27/1989	00095010000569	0009501	0000569
SPRINGFIELD W H	12/31/1900	00075400001685	0007540	0001685

## 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	\$273,371	\$97,500	\$370,871	\$352,410
2023	\$242,068	\$97,500	\$339,568	\$320,373
2022	\$233,748	\$57,500	\$291,248	\$291,248
2021	\$235,609	\$57,500	\$293,109	\$293,109
2020	\$149,304	\$60,000	\$209,304	\$209,304

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.