

# Tarrant Appraisal District Property Information | PDF Account Number: 06475353

## Address: 1466 ARBOR RIDGE DR

City: FORT WORTH Georeference: 797-1-22 Subdivision: ARBOR HILL ADDITION Neighborhood Code: 1B070F Latitude: 32.7568964239 Longitude: -97.1902836603 TAD Map: 2090-396 MAPSCO: TAR-066Z





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

### PROPERTY DATA

Legal Description: ARBOR HILL ADDITION Block 1 Lot 22

#### Jurisdictions:

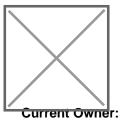
CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: A Year Built: 1997 Personal Property Account: N/A Agent: OCONNOR & ASSOCIATES (00436)

Site Number: 06475353 Site Name: ARBOR HILL ADDITION-1-22 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,726 Percent Complete: 100% Land Sqft\*: 5,800 Land Acres\*: 0.1331 Pool: N

+++ Rounded.

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

### **OWNER INFORMATION**



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Current Owner: EVANS AUDIE N SR EVANS ROVERTA

Primary Owner Address: 1466 ARBOR RIDGE DR FORT WORTH, TX 76112-4624 Deed Date: 5/19/1997 Deed Volume: 0012784 Deed Page: 0000127 Instrument: 00127840000127

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATIONWIDE CUSTOM HOMES INC	5/19/1997	00127840000125	0012784	0000125
VISCOUNT PROPERTIES	1/1/1991	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	\$225,542	\$50,000	\$275,542	\$263,538
2023	\$235,000	\$50,000	\$285,000	\$219,615
2022	\$209,074	\$35,000	\$244,074	\$199,650
2021	\$160,393	\$35,000	\$195,393	\$181,500
2020	\$130,000	\$35,000	\$165,000	\$165,000

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**

There are no exemptions for this property

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.