

Tarrant Appraisal District Property Information | PDF Account Number: 06863965

Address: 5821 RIVER RIDGE DR

City: HALTOM CITY Georeference: 14568-3A-10 Subdivision: FOSSIL SPRINGS ADDITION Neighborhood Code: 3M100B Latitude: 32.8552574262 Longitude: -97.2794898301 TAD Map: 2066-432 MAPSCO: TAR-050B





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

PROPERTY DATA

Legal Description: FOSSIL SPRINGS ADDITION Block 3A Lot 10

Jurisdictions:

HALTOM CITY (027) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) BIRDVILLE ISD (902)

State Code: A

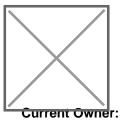
Year Built: 1999

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025 Site Number: 06863965 Site Name: FOSSIL SPRINGS ADDITION-3A-10 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,866 Percent Complete: 100% Land Sqft^{*}: 6,589 Land Acres^{*}: 0.1512 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: HOANG HUNG M HOANG ON T NGUYEN

Primary Owner Address: 5821 RIVER RIDGE DR HALTOM CITY, TX 76137-5527 Deed Date: 3/31/1999 Deed Volume: 0013750 Deed Page: 0000478 Instrument: 00137500000478

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	2/26/1998	00131090000070	0013109	0000070
ALAMO CUSTOM BUILDERS INC	10/1/1996	00125380001135	0012538	0001135
GOFF HOMES INC	1/1/1995	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$247,968	\$60,000	\$307,968	\$278,952
2023	\$269,155	\$60,000	\$329,155	\$253,593
2022	\$227,818	\$40,000	\$267,818	\$230,539
2021	\$169,581	\$40,000	\$209,581	\$209,581
2020	\$169,581	\$40,000	\$209,581	\$209,581

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.