

# Tarrant Appraisal District Property Information | PDF Account Number: 06864163

## Address: 5754 RIVER RIDGE CT

City: HALTOM CITY Georeference: 14568-3A-28 Subdivision: FOSSIL SPRINGS ADDITION Neighborhood Code: 3M100B Latitude: 32.8532783782 Longitude: -97.2775815349 TAD Map: 2066-428 MAPSCO: TAR-050C





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

## PROPERTY DATA

## Legal Description: FOSSIL SPRINGS ADDITION Block 3A Lot 28

#### Jurisdictions:

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

### State Code: A

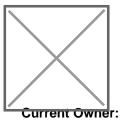
Year Built: 1998

Personal Property Account: N/A Agent: OWNWELL INC (12140) Protest Deadline Date: 5/15/2025 Site Number: 06864163 Site Name: FOSSIL SPRINGS ADDITION-3A-28 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,831 Percent Complete: 100% Land Sqft<sup>\*</sup>: 10,669 Land Acres<sup>\*</sup>: 0.2449 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: NGUYEN NICOLE N

### Primary Owner Address: 7701 SHADOW WOOD DR

NORTH RICHLAND HILLS, TX 76182

Deed Date: 8/21/2015 Deed Volume: Deed Page: Instrument: D215190053

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NOLAND KATHERINE;NOLAND MICHAEL	12/30/1998	00136120000450	0013612	0000450
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	\$277,097	\$60,000	\$337,097	\$337,097
2023	\$236,000	\$60,000	\$296,000	\$296,000
2022	\$207,000	\$40,000	\$247,000	\$247,000
2021	\$167,000	\$40,000	\$207,000	\$207,000
2020	\$167,000	\$40,000	\$207,000	\$207,000

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.