



Address: [5312 APPALACHIAN WAY](#)
City: FORT WORTH
Georeference: 34285-1-52
Subdivision: RIDGEVIEW ESTATES ADDITION
Neighborhood Code: 4S001D

Latitude: 32.6378933825
Longitude: -97.4056107685
TAD Map: 2024-352
MAPSCO: TAR-102H



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

PROPERTY DATA

Legal Description: RIDGEVIEW ESTATES
ADDITION Block 1 Lot 52

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07881797

Site Name: RIDGEVIEW ESTATES ADDITION-1-52

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,952

Percent Complete: 100%

Land Sqft^{*}: 6,970

Land Acres^{*}: 0.1600

Pool: N

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:

STRANGE SHARON A

Primary Owner Address:

5312 APPALACHIAN WAY
FORT WORTH, TX 76123-2819

Deed Date: 10/12/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205319782](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| STEVE HAWKINS CUSTOM HOMES LTD | 4/29/2005 | D205132951 | 0000000 | 0000000 |
| GBR REALTY LTD | 1/1/2001 | 000000000000000 | 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 | \$292,460 | \$60,000 | \$352,460 | \$325,711 |
| 2023 | \$295,291 | \$60,000 | \$355,291 | \$296,101 |
| 2022 | \$221,333 | \$50,000 | \$271,333 | \$269,183 |
| 2021 | \$194,712 | \$50,000 | \$244,712 | \$244,712 |
| 2020 | \$176,607 | \$50,000 | \$226,607 | \$226,607 |

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.