



**Address:** [4653 COUGAR RIDGE RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** 31939D-2-4  
**Subdivision:** PEARL RANCH  
**Neighborhood Code:** 4A4000

**Latitude:** 32.6258950624  
**Longitude:** -97.5174914454  
**TAD Map:** 1994-348  
**MAPSCO:** TAR-099M



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

## PROPERTY DATA

**Legal Description:** PEARL RANCH Block 2 Lot 4

**Jurisdictions:**

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40297071

**Site Name:** PEARL RANCH-2-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,832

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 113,343

**Land Acres<sup>\*</sup>:** 2.6020

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

DORSEY JENNY  
DORSEY JUSTIN

**Deed Date:** 5/26/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216117147](#)

**Primary Owner Address:**

4653 COUGAR RIDGE RD  
BENBROOK, TX 76126

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILPOT JAMES N;PHILPOT KATHERINE K	4/25/2005	<a href="#">D205128254</a>	0000000	0000000
PEARL RANCH PROPERTIES LP	1/2/2003	00000000000000	0000000	0000000
PEARL RANCH PROPERTIES LLC	1/1/2003	00000000000000	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	\$476,828	\$221,120	\$697,948	\$620,007
2023	\$478,041	\$221,120	\$699,161	\$563,643
2022	\$392,887	\$130,100	\$522,987	\$512,403
2021	\$435,778	\$65,000	\$500,778	\$465,821
2020	\$358,474	\$65,000	\$423,474	\$423,474

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.