

Tarrant Appraisal District Property Information | PDF Account Number: 40297071

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:

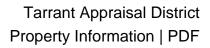
TARRANT COUNTY (220) EMERGENCY SVCS DIST #1 (222) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: A Year Built: 2016 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 40297071 Site Name: PEARL RANCH-2-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,832 Percent Complete: 100% Land Sqft*: 113,343 Land Acres*: 2.6020 Pool: Y

+++ Rounded.

* 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

Primary Owner Address: 4653 COUGAR RIDGE RD BENBROOK, TX 76126 Deed Date: 5/26/2016 Deed Volume: Deed Page: Instrument: D216117147

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILPOT JAMES N;PHILPOT KATHERINE K	4/25/2005	D205128254	000000	0000000
PEARL RANCH PROPERTIES LP	1/2/2003	000000000000000000000000000000000000000	000000	0000000
PEARL RANCH PROPERTIES LLC	1/1/2003	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	\$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.