

# 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:

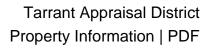
TARRANT COUNTY (220) EMERGENCY SVCS DIST #1 (222) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: A Year Built: 2016 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

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.