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**Address:** [1232 CONSTANCE DR](#)  
**City:** FORT WORTH  
**Georeference:** 34587-4-9  
**Subdivision:** RIDGEVIEW FARMS  
**Neighborhood Code:** 2N100I

**Latitude:** 32.8945956291  
**Longitude:** -97.3405469339  
**TAD Map:** 2048-444  
**MAPSCO:** TAR-034H



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

## PROPERTY DATA

**Legal Description:** RIDGEVIEW FARMS Block 4 Lot 9

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2010

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40730182

**Site Name:** RIDGEVIEW FARMS-4-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,504

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,535

**Land Acres<sup>\*</sup>:** 0.1270

**Pool:** N

<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:**

CECENAS MARIA  
CECENAS OSCAR

**Primary Owner Address:**

1232 CONSTANCE DR  
FORT WORTH, TX 76131

**Deed Date:** 10/10/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218239393](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CECENAS ARMANDO;CECENAS NORMA L	8/18/2017	<a href="#">D217193159</a>		
WILLIAMS FRANK N;WILLIAMS VICKI D	4/25/2014	<a href="#">D214085135</a>	0000000	0000000
BROWN JONATHAN DAVID	5/12/2010	<a href="#">D210135945</a>	0000000	0000000
AMERICAN LEGEND LOT HOLDINGS	9/29/2006	<a href="#">D206313338</a>	0000000	0000000
HARMON ROAD 287 PARTNERS	1/1/2005	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$202,417	\$80,000	\$282,417	\$282,417
2023	\$232,107	\$55,000	\$287,107	\$261,713
2022	\$183,662	\$55,000	\$238,662	\$237,921
2021	\$161,292	\$55,000	\$216,292	\$216,292
2020	\$144,540	\$55,000	\$199,540	\$199,540

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.