



Address: [1248 CONSTANCE DR](#)
City: FORT WORTH
Georeference: 34587-4-13
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.8947013281
Longitude: -97.3398013774
TAD Map: 2048-444
MAPSCO: TAR-034H



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

PROPERTY DATA

Legal Description: RIDGEVIEW FARMS Block 4 Lot 13

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: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40730220

Site Name: RIDGEVIEW FARMS-4-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,600

Percent Complete: 100%

Land Sqft^{*}: 9,583

Land Acres^{*}: 0.2199

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:

DIAZ RODRIGUEZ ANA
RODRIGUEZ-OTERO EDWIN M

Deed Date: 10/27/2023

Deed Volume:

Deed Page:

Instrument: [D223197841](#)

Primary Owner Address:

1248 CONSTANCE DR
FORT WORTH, TX 76131

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON JAMIE;WILSON KIMBERLY	11/6/2006	D206352154	0000000	0000000
KROSELJ STEWART F	1/31/2006	D206037777	0000000	0000000
ROYCE HOMES/DALLAS LP	3/29/2005	D205093725	0000000	0000000
HARMON ROAD 287 PARTNERS	1/1/2005	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	\$297,509	\$80,000	\$377,509	\$377,509
2023	\$341,821	\$55,000	\$396,821	\$396,821
2022	\$269,548	\$55,000	\$324,548	\$320,289
2021	\$236,172	\$55,000	\$291,172	\$291,172
2020	\$211,174	\$55,000	\$266,174	\$266,174

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)
- DISABLED VET 70 to 99 PCT 11.22



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.