



Address: [1344 CONSTANCE DR](#)
City: FORT WORTH
Georeference: 34587-4-21
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.8952921752
Longitude: -97.339125961
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 21

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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40730328

Site Name: RIDGEVIEW FARMS-4-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,961

Percent Complete: 100%

Land Sqft^{*}: 6,195

Land Acres^{*}: 0.1422

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:

FRITZA BRAD

Primary Owner Address:

1344 CONSTANCE DR
FORT WORTH, TX 76131

Deed Date: 11/19/2019

Deed Volume:

Deed Page:

Instrument: 325-656-430-19

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRITZA BRAD;FRITZA EVELIA	12/8/2016	D216289140		
STRECKER MARK P	2/8/2016	D216028407		
STRECKER MARK;STRECKER TRACIE	4/27/2007	D207153268	0000000	0000000
ROYCE HOMES/DALLAS LP	7/8/2005	D205202064	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$304,000	\$80,000	\$384,000	\$366,025
2023	\$382,208	\$55,000	\$437,208	\$332,750
2022	\$292,000	\$55,000	\$347,000	\$302,500
2021	\$220,000	\$55,000	\$275,000	\$275,000
2020	\$220,000	\$55,000	\$275,000	\$275,000

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.