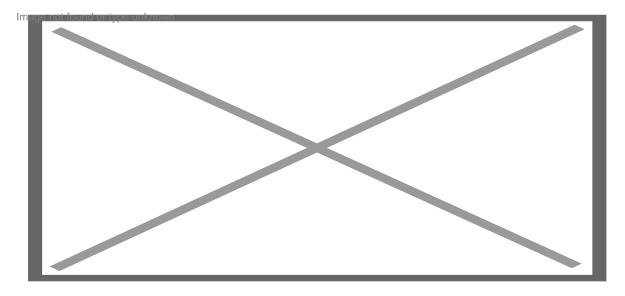


# Tarrant Appraisal District Property Information | PDF Account Number: 42319933

## Address: <u>1025 TWISTING RIDGE TERR</u> City: FORT WORTH Georeference: 47156-24-29 Subdivision: WILLOW RIDGE ESTATES Neighborhood Code: 2N300Q

Latitude: 32.9344896264 Longitude: -97.3814703322 TAD Map: 2036-460 MAPSCO: TAR-019L





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

## **PROPERTY DATA**

### Legal Description: WILLOW RIDGE ESTATES Block 24 Lot 29

### Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) NORTHWEST ISD (911)

### State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: RYAN LLC (00320R) Protest Deadline Date: 5/15/2025 Site Number: 800027710 Site Name: WILLOW RIDGE ESTATES 24 29 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,189 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,000 Land Acres<sup>\*</sup>: 0.1377 Pool: N

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**



**Tarrant Appraisal District** Property Information | PDF

FKH SFR N LP

**Primary Owner Address:** 1850 PARKWAY PL SUITE 900 MARIETTA, GA 30067

Deed Date: 6/13/2023 **Deed Volume: Deed Page:** Instrument: D223103904

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FKH SFR L LP	7/6/2022	D222180417		
OPENDOOR PROPERTY J LLC	4/13/2022	D222098602		
WEDDLE HAHNA LEJEUNE;WEDDLE MARK	10/17/2018	D218233096		

## 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	\$290,115	\$100,000	\$390,115	\$390,115
2023	\$366,784	\$40,000	\$406,784	\$406,784
2022	\$323,838	\$40,000	\$363,838	\$302,500
2021	\$235,000	\$40,000	\$275,000	\$275,000
2020	\$235,000	\$40,000	\$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**

### There are no exemptions for this property

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.