



Address: [3313 PARK RIDGE BLVD](#)
City: FORT WORTH
Georeference: 2860-21-30
Subdivision: BLUEBONNET HILLS
Neighborhood Code: 4T002Z

Latitude: 32.7010629454
Longitude: -97.3578276091
TAD Map: 2042-376
MAPSCO: TAR-090B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BLUEBONNET HILLS Block 21
Lot 30

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A
Year Built: 1932
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$452,627
Protest Deadline Date: 5/24/2024

Site Number: 00233730
Site Name: BLUEBONNET HILLS-21-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,197
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
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:
TURBEVILLE DAVA D
Primary Owner Address:
3313 PARK RIDGE BLVD
FORT WORTH, TX 76109

Deed Date: 10/25/2019
Deed Volume:
Deed Page:
Instrument: [D219246074](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESPREE IRREVOCABLE TRUST	4/21/2017	D217088713		
NELSON GLORIA	6/26/2013	D213168750	0000000	0000000
BOWDON HOLDINGS CORP	8/30/2010	D210215190	0000000	0000000
MONTGOMERY RANDY J	5/24/2005	D205150678	0000000	0000000
TARRANT JAMES M;TARRANT JENNIFER	10/20/2000	00145890000101	0014589	0000101
KRAICS CRISTA;KRAICS KORVIN	11/26/1996	00125940001519	0012594	0001519
VAN ZANDT CAROL	7/10/1985	00082400001594	0008240	0001594
STUART DENNIS	12/31/1900	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	\$242,627	\$210,000	\$452,627	\$410,334
2024	\$242,627	\$210,000	\$452,627	\$373,031
2023	\$211,200	\$175,000	\$386,200	\$339,119
2022	\$204,048	\$110,000	\$314,048	\$308,290
2021	\$170,264	\$110,000	\$280,264	\$280,264
2020	\$174,112	\$110,000	\$284,112	\$284,112

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.