



Address: [5313 NORTHRIDGE BLVD](#)
City: NORTH RICHLAND HILLS
Georeference: 30190-1R-23
Subdivision: NORTH RIDGE ADDN (N R H)
Neighborhood Code: A3B010C

Latitude: 32.8433117066
Longitude: -97.2116640972
TAD Map: 2084-428
MAPSCO: TAR-052F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORTH RIDGE ADDN (N R H)
Block 1R Lot 23

Jurisdictions:
CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDEVILLE ISD (902)

State Code: A
Year Built: 1981
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 01962051
Site Name: NORTH RIDGE ADDN (N R H)-1R-23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,156
Percent Complete: 100%
Land Sqft^{*}: 4,294
Land Acres^{*}: 0.0985
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:
THE DIANN KAY WAKEFIELD LIVING TRUST
Primary Owner Address:
5313 NORTHRIDGE BLVD
NORTH RICHLAND HILLS, TX 76180

Deed Date: 4/13/2023
Deed Volume:
Deed Page:
Instrument: [D223066646](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAKEFIELD DIANN	2/27/2018	D219040262		
FORREST KATHERINE	4/26/2005	D205126803		
FORREST K A;FORREST L M SALLE TRS	4/25/2005	D205126803	0000000	0000000
NORTHRIDGE PARTNERS LTD	2/9/1999	00136770000402	0013677	0000402
MLS PARTNERS LTD	1/7/1994	00114480000536	0011448	0000536
SANDLIN J B	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	\$204,137	\$15,000	\$219,137	\$219,137
2024	\$204,137	\$15,000	\$219,137	\$219,137
2023	\$197,949	\$15,000	\$212,949	\$168,110
2022	\$146,383	\$15,000	\$161,383	\$152,827
2021	\$123,934	\$15,000	\$138,934	\$138,934
2020	\$121,764	\$15,000	\$136,764	\$136,764

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.