



**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<sup>+++</sup>:** 1,156  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,294  
**Land Acres<sup>\*</sup>:** 0.0985  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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	<a href="#">D219040262</a>		
FORREST KATHERINE	4/26/2005	<a href="#">D205126803</a>		
FORREST K A;FORREST L M SALLE TRS	4/25/2005	<a href="#">D205126803</a>	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 <sup>+</sup>
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.