



**Address:** [4404 HYATT CT](#)  
**City:** FORT WORTH  
**Georeference:** 34275-3-4  
**Subdivision:** RIDGEVIEW ADDITION-FORT WORTH  
**Neighborhood Code:** 4R003I

**Latitude:** 32.7075916503  
**Longitude:** -97.4226913393  
**TAD Map:** 2018-376  
**MAPSCO:** TAR-074Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGEVIEW ADDITION-FORT WORTH Block 3 Lot 4

**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)

**Site Number:** 02390922  
**Site Name:** RIDGEVIEW ADDITION-FORT WORTH-3-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,750  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,113  
**Land Acres<sup>\*</sup>:** 0.3010  
**Pool:** Y

**State Code:** A  
**Year Built:** 1987  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

<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:**

BIEN MARY KATHLEEN  
BIEN ROGER ALBERT  
**Primary Owner Address:**  
PO BOX 100276  
FORT WORTH, TX 76185

**Deed Date:** 1/7/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216003914](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRET RODNEY K	11/24/2004	<a href="#">D204370573</a>	0000000	0000000
GALLINA ANDREW P	6/29/1998	00132960000057	0013296	0000057
EVERETT H B;EVERETT RUTH S	8/19/1985	00082810000615	0008281	0000615
RIDGEVIEW CORPORATION	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	\$368,864	\$110,000	\$478,864	\$478,864
2024	\$368,864	\$110,000	\$478,864	\$478,864
2023	\$379,029	\$110,000	\$489,029	\$489,029
2022	\$439,246	\$110,000	\$549,246	\$549,246
2021	\$299,103	\$110,000	\$409,103	\$409,103
2020	\$303,660	\$110,000	\$413,660	\$413,660

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.