



**Address:** [3800 RIDGEHAVEN RD](#)  
**City:** FORT WORTH  
**Georeference:** 34315-53-1  
**Subdivision:** RIDGLEA ADDITION  
**Neighborhood Code:** 4R003A

**Latitude:** 32.7238096466  
**Longitude:** -97.4191581055  
**TAD Map:** 2024-384  
**MAPSCO:** TAR-074Q



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RIDGLEA ADDITION Block 53  
Lot 1

**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:** 2024  
**Personal Property Account:** N/A  
**Agent:** QUATRO TAX LLC (11627)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$1,554,644  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02396289  
**Site Name:** RIDGLEA ADDITION-53-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 6,147  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 44,442  
**Land Acres<sup>\*</sup>:** 1.0202  
**Pool:** Y

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
NICOL MARK S  
**Primary Owner Address:**  
6220 CURZON AVE  
FORT WORTH, TX 76116-4603

**Deed Date:** 5/7/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221129930](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REGAN JOHN CHARLES	4/29/2008	<a href="#">D208158925</a>	0000000	0000000
JEWELL LAVONIA R EST	4/20/1999	00138010000186	0013801	0000186
JEWELL LAVONIA R ETAL	2/28/1990	00098560001836	0009856	0001836
HYDE RICHARD J	1/9/1986	00084250002003	0008425	0002003
OUTLAR L B JR;OUTLAR MYRTIS S	7/11/1984	00078970000787	0007897	0000787
DAN J RAMBO	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	\$1,289,655	\$264,989	\$1,554,644	\$1,554,644
2024	\$0	\$233,489	\$233,489	\$233,489
2023	\$0	\$233,489	\$233,489	\$233,489
2022	\$0	\$233,549	\$233,549	\$233,549
2021	\$0	\$233,549	\$233,549	\$233,549
2020	\$0	\$233,549	\$233,549	\$233,549

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.