



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⁺⁺⁺: 6,147

Percent Complete: 100%

Land Sqft^{*}: 44,442

Land Acres^{*}: 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:

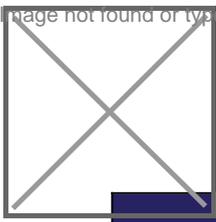
6220 CURZON AVE
FORT WORTH, TX 76116-4603

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	D208158925	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*
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.