



Address: [6967 MIRAMAR CIR](#)
City: FORT WORTH
Georeference: 34325-5-10
Subdivision: RIDGLEA COUNTRY CLUB EST
Neighborhood Code: 4R010B

Latitude: 32.6876834979
Longitude: -97.4310886981
TAD Map: 2018-368
MAPSCO: TAR-088F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGLEA COUNTRY CLUB EST
Block 5 Lot 10

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: 1969

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00024)

Notice Sent Date: 4/15/2025

Notice Value: \$639,467

Protest Deadline Date: 5/24/2024

Site Number: 02400782
Site Name: RIDGLEA COUNTRY CLUB EST-5-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,698
Percent Complete: 100%
Land Sqft^{*}: 12,412
Land Acres^{*}: 0.2849
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:

SMITH WILLIAM H
LARY-SMITH MELINDA
Primary Owner Address:
6967 MIRAMAR CIR
FORT WORTH, TX 76126

Deed Date: 5/2/2019
Deed Volume:
Deed Page:
Instrument: [D219093913](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JENNINGS NATALIE N	12/10/2013	D213314363	0000000	0000000
CRANDALL CARROLL L JR;CRANDALL DORIS	3/4/2004	D204074070	0000000	0000000
CRANDALL CARROLL L JR;CRANDALL DO	12/31/1900	00051050000528	0005105	0000528

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	\$541,226	\$98,241	\$639,467	\$606,884
2024	\$541,226	\$98,241	\$639,467	\$551,713
2023	\$411,307	\$90,250	\$501,557	\$501,557
2022	\$380,443	\$80,750	\$461,193	\$461,193
2021	\$373,890	\$80,750	\$454,640	\$454,640
2020	\$358,244	\$80,750	\$438,994	\$438,994

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

- HOMESTEAD GENERAL 11.13(b)

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.