



**Address:** [3944 PIEDMONT RD](#)  
**City:** FORT WORTH  
**Georeference:** 34345-20-30  
**Subdivision:** RIDGLEA HILLS ADDITION  
**Neighborhood Code:** 4R003C

**Latitude:** 32.7124151834  
**Longitude:** -97.4380670746  
**TAD Map:** 2018-380  
**MAPSCO:** TAR-074S



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RIDGLEA HILLS ADDITION  
Block 20 Lot 30

**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:** 1953  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$444,702  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02407108  
**Site Name:** RIDGLEA HILLS ADDITION-20-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,882  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,590  
**Land Acres<sup>\*</sup>:** 0.3119  
**Pool:** N

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
BENJAMIN MICHAEL ANDREW  
**Primary Owner Address:**  
3944 PIEDMONT RD  
FORT WORTH, TX 76116

**Deed Date:** 12/6/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224218780](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOTAL REAL ESTATE GROUP LLC	5/8/2024	<a href="#">D224080349</a>		
HARRY EDWARD THOMAS JR;HARRY MARY ALICE	4/22/2024	<a href="#">D224068884</a>		
HARRY FAMILY LIVING TRUST	2/21/2020	<a href="#">D220042513</a>		
RATLIFF MARY ALICE	12/25/1995	00000000000000	0000000	0000000
RATLIFF WILLIAM R	4/22/1994	00115550001824	0011555	0001824
RATLIFF MARY ALICE	8/9/1983	00075810000011	0007581	0000011
JAMES HARRY WATTS ETAL	8/1/1983	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	\$334,702	\$110,000	\$444,702	\$444,702
2024	\$334,702	\$110,000	\$444,702	\$414,000
2023	\$235,000	\$110,000	\$345,000	\$345,000
2022	\$203,000	\$110,000	\$313,000	\$313,000
2021	\$182,000	\$110,000	\$292,000	\$292,000
2020	\$133,000	\$110,000	\$243,000	\$243,000

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.