

Property Information | PDF

Account Number: 02444453

Address: 1705 SEVILLA RD

City: FORT WORTH
Georeference: 34420-46-9

Subdivision: RIDGMAR ADDITION **Neighborhood Code:** 4C130A

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

PROPERTY DATA

Legal Description: RIDGMAR ADDITION Block 46

Lot 9

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: 1962

Personal Property Account: N/A Agent: KENT VAUGHAN (X0188) Protest Deadline Date: 5/24/2024 Site Number: 02444453

Latitude: 32.7419760585

TAD Map: 2018-388 **MAPSCO:** TAR-074F

Longitude: -97.4313870364

Site Name: RIDGMAR ADDITION-46-9 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,082
Percent Complete: 100%

Land Sqft*: 10,664 Land Acres*: 0.2448

Pool: Y

+++ Rounded.

OWNER INFORMATION

Current Owner:Deed Date: 3/31/1994WARD NANCY FAYDeed Volume: 0011564Primary Owner Address:Deed Page: 00008301705 SEVILLA RD

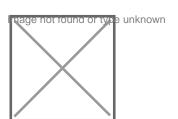
FORT WORTH, TX 76116-1825 Instrument: 00115640000830

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------|------------|-----------------|-------------|-----------|
| WARD GERALD ETA | 12/31/1900 | 000000000000000 | 0000000 | 0000000 |

VALUES

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



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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$286,589 | \$110,000 | \$396,589 | \$396,589 |
| 2024 | \$286,589 | \$110,000 | \$396,589 | \$395,855 |
| 2023 | \$326,275 | \$110,000 | \$436,275 | \$359,868 |
| 2022 | \$217,153 | \$110,000 | \$327,153 | \$327,153 |
| 2021 | \$218,882 | \$110,000 | \$328,882 | \$320,095 |
| 2020 | \$180,995 | \$110,000 | \$290,995 | \$290,995 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.