



**Address:** [1705 SEVILLA RD](#)  
**City:** FORT WORTH  
**Georeference:** 34420-46-9  
**Subdivision:** RIDGMAR ADDITION  
**Neighborhood Code:** 4C130A

**Latitude:** 32.7419760585  
**Longitude:** -97.4313870364  
**TAD Map:** 2018-388  
**MAPSCO:** TAR-074F



Google Map or type unknown

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  
**Site Name:** RIDGMAR ADDITION-46-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,082  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,664  
**Land Acres<sup>\*</sup>:** 0.2448  
**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:**  
WARD NANCY FAY  
**Primary Owner Address:**  
1705 SEVILLA RD  
FORT WORTH, TX 76116-1825

**Deed Date:** 3/31/1994  
**Deed Volume:** 0011564  
**Deed Page:** 0000830  
**Instrument:** 00115640000830

| Previous Owners  | Date       | Instrument      | Deed Volume | Deed Page |
|------------------|------------|-----------------|-------------|-----------|
| WARD GERALD ETAL | 12/31/1900 | 000000000000000 | 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 | \$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.

+ 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.