



**Address:** [1009 CARDINAL RIDGE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 39645-23-26  
**Subdivision:** SOUTHLAND TERRACE ADDITION  
**Neighborhood Code:** 1H080L

**Latitude:** 32.6773603892  
**Longitude:** -97.3164739789  
**TAD Map:** 2054-364  
**MAPSCO:** TAR-091K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTHLAND TERRACE  
ADDITION Block 23 Lot 26

**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)

**Site Number:** 02864053

**Site Name:** SOUTHLAND TERRACE ADDITION-23-26

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,716

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,137

**Land Acres<sup>\*</sup>:** 0.1638

**Pool:** N

**State Code:** A

**Year Built:** 1954

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$142,327

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

ARAGON IDALIA

**Primary Owner Address:**

1009 CARDINAL RIDGE AVE  
FORT WORTH, TX 76115-3609

**Deed Date:** 10/31/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206345984](#)

| Previous Owners    | Date     | Instrument     | Deed Volume | Deed Page |
|--------------------|----------|----------------|-------------|-----------|
| PEHKONEN CATHERINE | 3/4/1985 | 00081060000374 | 0008106     | 0000374   |



## VALUES

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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 | \$120,916          | \$21,411    | \$142,327    | \$121,268                    |
| 2024 | \$120,916          | \$21,411    | \$142,327    | \$110,244                    |
| 2023 | \$120,356          | \$21,411    | \$141,767    | \$100,222                    |
| 2022 | \$88,353           | \$13,000    | \$101,353    | \$91,111                     |
| 2021 | \$69,828           | \$13,000    | \$82,828     | \$82,828                     |
| 2020 | \$87,160           | \$13,000    | \$100,160    | \$87,104                     |

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

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- 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.