



Address: [917 CARDINAL RIDGE AVE](#)
City: FORT WORTH
Georeference: 39645-23-34
Subdivision: SOUTHLAND TERRACE ADDITION
Neighborhood Code: 1H080L

Latitude: 32.6769940747
Longitude: -97.3179571152
TAD Map: 2054-364
MAPSCO: TAR-091P



Google Map or type unknown

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

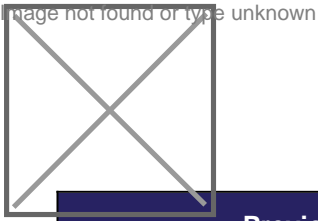
PROPERTY DATA

Legal Description: SOUTHLAND TERRACE
ADDITION Block 23 Lot 34 50% UNDIVIDED
INTEREST
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 (000)
Site Number: 02864150
Site Name: SOUTHLAND TERRACE ADDITION 23 34 50% UNDIVIDED INTEREST
Site Class: A1 Residential - Single Family
Parcels: 2
Approximate Size+++: 1,140
State Code: A **Percent Complete:** 100%
Year Built: 1954 **Land Sqft*:** 7,564
Personal Property Accounts: N/A **Land Acres*:** 0.1736
Agent: None **Pool:** N
Notice Sent Date:
4/15/2025
Notice Value: \$93,733
Protest Deadline Date: 5/24/2024

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

OWNER INFORMATION

Current Owner:
SANDOVAL RUBEN
Primary Owner Address:
917 CARDINAL RIDGE AVE
FORT WORTH, TX 76115-3607
Deed Date: 1/1/2017
Deed Volume:
Deed Page:
Instrument: [D204332454](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDOVAL FLORICIA S;SANDOVAL RUBEN	10/13/2004	D204332454	0000000	0000000
KHONG TOMMY	7/8/2004	D204217611	0000000	0000000
FRABTZ FAMILY REAL ESTATE LP	12/13/1994	00118300000294	0011830	0000294
FRANTZ LORAIN EST	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 ⁺
2025	\$82,387	\$11,346	\$93,733	\$74,722
2024	\$82,387	\$11,346	\$93,733	\$67,929
2023	\$80,741	\$11,346	\$92,087	\$61,754
2022	\$58,342	\$6,500	\$64,842	\$56,140
2021	\$45,426	\$6,500	\$51,926	\$51,036
2020	\$41,871	\$6,500	\$48,371	\$46,396

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.