



Address: [306 ROCKY RIDGE TERR](#)
City: LAKESIDE
Georeference: 44490-9-2
Subdivision: VAN ZANDT PLACE ADDITION
Neighborhood Code: 2Y100R

Latitude: 32.8182244538
Longitude: -97.4912914067
TAD Map: 2000-416
MAPSCO: TAR-044U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VAN ZANDT PLACE ADDITION
Block 9 Lot 2

Jurisdictions:
CITY OF LAKESIDE (015)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
AZLE ISD (915)

State Code: A
Year Built: 1959
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$354,693
Protest Deadline Date: 5/24/2024

Site Number: 03255204
Site Name: VAN ZANDT PLACE ADDITION-9-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,800
Percent Complete: 100%
Land Sqft^{*}: 25,751
Land Acres^{*}: 0.5911
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:
GARCIA GERDA E
Primary Owner Address:
306 ROCKY RIDGE TERR
LAKESIDE, TX 76108

Deed Date: 6/9/2022
Deed Volume:
Deed Page:
Instrument: 142-22-113060

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA RICHARD P EST	12/31/1900	0000000000000000	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	\$278,325	\$76,368	\$354,693	\$306,016
2024	\$278,325	\$76,368	\$354,693	\$278,196
2023	\$246,076	\$76,368	\$322,444	\$252,905
2022	\$207,761	\$36,368	\$244,129	\$229,914
2021	\$200,157	\$36,368	\$236,525	\$209,013
2020	\$170,012	\$20,000	\$190,012	\$190,012

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)
- DISABLED VET 70 to 99 PCT 11.22

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.