



Address: [45 VALLEY RIDGE RD](#)
City: WESTOVER HILLS
Georeference: 46230-3-12
Subdivision: WESTOVER HILLS ADDITION
Neighborhood Code: 4C110A

Latitude: 32.7427056208
Longitude: -97.4094698373
TAD Map: 2024-388
MAPSCO: TAR-074H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTOVER HILLS ADDITION
Block 3 Lot 12 13 & 14B NE COR 14 BLK 3

Jurisdictions:

CITY OF WESTOVER HILLS (023)
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: 1928

Personal Property Account: N/A

Agent: QUATRO TAX LLC (11627)

Notice Sent Date: 4/15/2025

Notice Value: \$2,649,498

Protest Deadline Date: 5/24/2024

Site Number: 03465810
Site Name: WESTOVER HILLS ADDITION-3-12-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 7,465
Percent Complete: 100%
Land Sqft^{*}: 52,272
Land Acres^{*}: 1.2000
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:
WALSH RICHARD F
Primary Owner Address:
45 VALLEY RIDGE RD
FORT WORTH, TX 76107-3107

Deed Date: 12/31/1900
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

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	\$955,050	\$1,694,448	\$2,649,498	\$2,425,861
2024	\$955,050	\$1,694,448	\$2,649,498	\$2,205,328
2023	\$1,005,552	\$1,694,448	\$2,700,000	\$2,004,844
2022	\$693,303	\$1,256,697	\$1,950,000	\$1,822,585
2021	\$400,198	\$1,256,697	\$1,656,895	\$1,656,895
2020	\$400,198	\$1,256,697	\$1,656,895	\$1,656,895

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.