



Address: [5305 RITA KAY LN](#)
City: FORT WORTH
Georeference: 46930-1-ALL-C
Subdivision: WILLIAMS, CARY ADDITION
Neighborhood Code: Mobile Home Park General

Latitude: 32.6794457276
Longitude: -97.2590893935
TAD Map: 2072-368
MAPSCO: TAR-092M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLIAMS, CARY ADDITION
Block 1 Lot ALL

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: F1

Year Built: 1985

Personal Property Account: [13750046](#)

Agent: HUDSON ADVISORS LLC (00677)

Notice Sent Date: 4/15/2025

Notice Value: \$5,270,144

Protest Deadline Date: 6/17/2024

Site Number: 80243312
Site Name: HIDDEN OAKS MHP
Site Class: MHP - Mobile Home/RV Park
Parcels: 1
Primary Building Name: OFFICE / 03530515
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 600
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 100%
Land Sqft^{*}: 555,750
Land Acres^{*}: 12.7582
Pool: Y

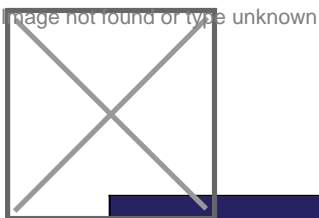
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
HIDDEN OAKS PLNDV TX LLC
Primary Owner Address:
4600 COX RD STE 400
GLEN ALLEN, VA 23060-6732

Deed Date: 8/2/2012
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D212190232](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARC COMMUNITIES 17 LLC	2/18/2004	D204057050	0000000	0000000
ARC III LLC	5/2/2002	00157240000166	0015724	0000166
ARC IV LLC	7/2/1999	00143150000315	0014315	0000315
DINOFF LOLA M;DINOFF ROLAND L	1/3/1990	00098090001470	0009809	0001470
ROYAL COACH ASSOC	10/14/1986	00087140000398	0008714	0000398
GREENHILL/ROYAL COACH LTD	7/15/1984	00079090000776	0007909	0000776

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	\$4,853,332	\$416,812	\$5,270,144	\$3,900,000
2024	\$2,833,188	\$416,812	\$3,250,000	\$3,250,000
2023	\$2,833,188	\$416,812	\$3,250,000	\$3,250,000
2022	\$3,283,188	\$416,812	\$3,700,000	\$3,700,000
2021	\$1,551,038	\$416,812	\$1,967,850	\$1,967,850
2020	\$1,639,188	\$416,812	\$2,056,000	\$2,056,000

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

There are no exemptions for this property

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.