



**Address:** [4617 RIDGE NORTH RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A1865-1A14  
**Subdivision:** MUNRO, HUGH JR SURVEY  
**Neighborhood Code:** 4A100E

**Latitude:** 32.6836291459  
**Longitude:** -97.5081274897  
**TAD Map:** 1994-368  
**MAPSCO:** TAR-086J



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MUNRO, HUGH JR SURVEY  
Abstract 1865 Tract 1A14  
**Jurisdictions:**  
TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)  
**State Code:** A  
**Year Built:** 1980  
**Agent:** OCONNOR & ASSOCIATES (00436)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04302303  
**Site Name:** MUNRO, HUGH JR SURVEY-1A14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,682  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 33,541  
**Land Acres<sup>\*</sup>:** 0.7700  
**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:**  
BRIGNAC JEFFREY T  
BRIGNAC DARCY R B  
**Primary Owner Address:**  
4617 RIDGE NORTH RD  
FORT WORTH, TX 76126-9443

**Deed Date:** 7/25/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212184291](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RABY FRANCISCA;RABY JERRY W	12/31/1900	00076350000968	0007635	0000968
PREMCHAND LANOTI	12/30/1900	00000000000000	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 <sup>+</sup>
2025	\$343,073	\$30,800	\$373,873	\$373,873
2024	\$358,651	\$30,800	\$389,451	\$389,451
2023	\$371,200	\$30,800	\$402,000	\$372,680
2022	\$345,208	\$30,800	\$376,008	\$338,800
2021	\$283,171	\$30,800	\$313,971	\$308,000
2020	\$249,200	\$30,800	\$280,000	\$280,000

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.