

**Tarrant Appraisal District** Property Information | PDF

Account Number: 04411749

Latitude: 32.7108649427 Address: 5051 RIDGLEA LN # 906 City: FORT WORTH Longitude: -97.4123649757

Georeference: 7790C---09

Subdivision: COLONIAL GARDENS CONDOMINIUMS

Neighborhood Code: A4R010F

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

## PROPERTY DATA

Legal Description: COLONIAL GARDENS CONDOMINIUMS Block A Lot 906 & 2.35% OF

**COMMON AREA** Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 04411749

**TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223)

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 847 State Code: A Percent Complete: 100%

Year Built: 1968 Land Sqft\*: 0

Personal Property Account: N/A Land Acres\*: 0.0000

Agent: RESOLUTE PROPERTY TAX SOLUTION (201988)

Protest Deadline Date: 5/24/2024

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

UNIT 906 SERIES A SERIES OF CMR3 LLC

**Primary Owner Address:** 6901 KINGSWOOD DR

FORT WORTH, TX 76133

**Deed Date: 5/18/2019** 

**TAD Map:** 2024-376 MAPSCO: TAR-074V

**Deed Volume: Deed Page:** 

Instrument: D219107383

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CMR3, LLC	5/17/2019	D219107380		
PRIORITY INVESTMENTS CONDOS INC	2/25/2019	D219038306		
FORD & SONS REAL ESTATE INVESTORS LLC	10/2/2018	D218227359		
WALKER LYLE	5/2/2018	D218208786		
JONES JOHNNIE M SOLO K ACCOUNT	3/26/2014	D215069417		
FORD & SONS REAL ESTATE INVEST	1/17/2007	D207024411	0000000	0000000
WILLIAMS DON B	4/13/2003	D203167431	0016694	0000051
MARCUM HOWARD	6/26/2002	00157850000196	0015785	0000196
SEBURN SMITH AND HOWARD MARCUM	11/1/2001	00152480000420	0015248	0000420
PEDERSEN R D	10/24/1983	00076490001731	0007649	0001731
BALDWIN PROPERTIES	12/31/1900	00000000000000	0000000	0000000

## **VALUES**

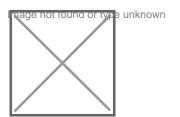
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$31,809	\$15,000	\$46,809	\$46,809
2024	\$42,835	\$15,000	\$57,835	\$57,835
2023	\$46,812	\$7,000	\$53,812	\$53,812
2022	\$36,118	\$7,000	\$43,118	\$43,118
2021	\$30,787	\$7,000	\$37,787	\$37,787
2020	\$32,663	\$7,000	\$39,663	\$39,663

Pending indicates that the property record has not yet been completed for the indicated tax year.

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<sup>+</sup> 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.

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