



**Address:** [5051 RIDGLEA LN # 906](#)  
**City:** FORT WORTH  
**Georeference:** 7790C---09  
**Subdivision:** COLONIAL GARDENS CONDOMINIUMS  
**Neighborhood Code:** A4R010F

**Latitude:** 32.7108649427  
**Longitude:** -97.4123649757  
**TAD Map:** 2024-376  
**MAPSCO:** TAR-074V



Google Map or type unknown

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)
- 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:** 1968

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTIONS (00988)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04411749  
**Site Name:** COLONIAL GARDENS CONDOMINIUMS-A-906  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 847  
**Percent Complete:** 100%  
**Land Sqft\*:** 0  
**Land Acres\*:** 0.0000

+++ Rounded.

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

**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  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219107383](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CMR3, LLC	5/17/2019	<a href="#">D219107380</a>		
PRIORITY INVESTMENTS CONDOS INC	2/25/2019	<a href="#">D219038306</a>		
FORD & SONS REAL ESTATE INVESTORS LLC	10/2/2018	<a href="#">D218227359</a>		
WALKER LYLE	5/2/2018	<a href="#">D218208786</a>		
JONES JOHNNIE M SOLO K ACCOUNT	3/26/2014	<a href="#">D215069417</a>		
FORD & SONS REAL ESTATE INVEST	1/17/2007	<a href="#">D207024411</a>	0000000	0000000
WILLIAMS DON B	4/13/2003	<a href="#">D203167431</a>	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 <sup>+</sup>
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.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.



## EXEMPTIONS / SPECIAL APPRAISAL

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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.