

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 04411811

Latitude: 32.7108649427

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

Longitude: -97.4123649757

Address: 5053 RIDGLEA LN # 912

City: FORT WORTH Georeference: 7790C---09

Subdivision: COLONIAL GARDENS CONDOMINIUMS

Neighborhood Code: A4R010F

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PROPERTY DATA

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

Legal Description: COLONIAL GARDENS CONDOMINIUMS Block A Lot 912 & 3.72% OF

**COMMON AREA** Jurisdictions:

CITY OF FORT WORTH (026)

Site Number: 04411811 **TARRANT COUNTY (220)** 

TARRANT REGIONAL WATER DISTRICT (223)

Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

Approximate Size+++: 1,342 FORT WORTH ISD (905) 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 (2019)

Notice Sent Date: 4/15/2025 Notice Value: \$72,142

Protest Deadline Date: 5/24/2024

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

HAPPY HOMES OF TEXAS LLC

**Primary Owner Address:** 

PO BOX 33393

FORT WORTH, TX 76162

Deed Date: 12/15/2016

**Deed Volume: Deed Page:** 

Instrument: D216298236

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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
HORIZONS INV PROP 401K TRUST	12/5/2013	D213314308	0000000	0000000
FORD & SONS REAL ESTATE INVEST	8/2/2011	D211190855	0000000	0000000
HERONEMA INVESTMENT GROUP LLC	12/22/2008	D208466503	0000000	0000000
FRANKLIN JAMES D	10/22/2004	D204334185	0000000	0000000
COVINGTON CARY	2/26/1997	00126850000484	0012685	0000484
JOHNSON ZORA F	1/21/1997	00126490000746	0012649	0000746
COLONIAL CONDO ASSN INC	12/6/1996	00126490000740	0012649	0000740
COLONIAL GARDENS HO ASSOC INC	6/4/1996	00124020001090	0012402	0001090
MCCANN THOMAS A III	4/28/1993	00110630000376	0011063	0000376
RIGG LYNNE PORTER	10/31/1990	00100870002261	0010087	0002261
RIGG JOHN RAYMOND	11/11/1988	00094330001018	0009433	0001018
RIGG JOHN R;RIGG LYNNE P	9/10/1985	00083030000455	0008303	0000455
BROTHERS JAMES;BROTHERS MRS	12/31/1900	00000000000000	0000000	0000000

## **VALUES**

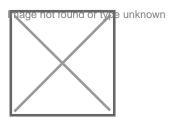
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$57,142	\$15,000	\$72,142	\$72,142
2024	\$55,576	\$15,000	\$70,576	\$70,576
2023	\$63,399	\$7,000	\$70,399	\$70,399
2022	\$48,916	\$7,000	\$55,916	\$55,916
2021	\$39,743	\$7,000	\$46,743	\$46,743
2020	\$39,743	\$7,000	\$46,743	\$46,743

 $\label{property} \ \ \text{Pending indicates that the property record has not yet been completed for the indicated tax year.}$ 

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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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