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**Address:** [5057 RIDGLEA LN # 1111](#)  
**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



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

**PROPERTY DATA**

**Legal Description:** COLONIAL GARDENS  
CONDOMINIUMS Block C Lot 1111 & 3.59% 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)

**Site Number:** 04412079  
**Site Name:** COLONIAL GARDENS CONDOMINIUMS-C-1111  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,295  
**Percent Complete:** 100%  
**Land Sqft\*:** 0  
**Land Acres\*:** 0.0000  
**Parcel ID:** 00988

**State Code:** A  
**Year Built:** 1968  
**Personal Property Account:** N/A  
**Agent:** RESOLUTE PROPERTY TAX SOLUTIONS  
**Protest Deadline Date:** 5/24/2024

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
CMR3 LLC  
**Primary Owner Address:**  
6901 KINGWOOD DR  
FORT WORTH, TX 76133

**Deed Date:** 9/23/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220245529](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PER FIT FINANCIAL INVESTMENTS INC	9/21/2020	<a href="#">D220241659</a>		
FORD & SONS REAL ESTATE INVESTORS LLC	7/6/2020	<a href="#">D220180582</a>		
PROVIDENT TRUST GROUP LLC	9/10/2013	<a href="#">D213241186</a>	0000000	0000000
FORD & SONS REAL ESTATE INVEST	1/17/2007	<a href="#">D207024411</a>	0000000	0000000
WILLIAMS DON B	6/21/2005	<a href="#">D205186297</a>	0000000	0000000
MARCUM HOWARD	6/26/2002	00157850000202	0015785	0000202
SMITH HOWARD MARCUM;SMITH SEBURN	2/5/2001	00147180000431	0014718	0000431
COLEMAN BROOKE ETAL	4/30/1997	00127520000551	0012752	0000551
HATCHELL PEGGY J	5/26/1989	00096740001539	0009674	0001539
ST LOUIS COUNTY FED SAV & LOAN	6/7/1988	00092910000768	0009291	0000768
RICHARD CONDOMINIUMS INC	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	\$44,067	\$15,000	\$59,067	\$59,067
2024	\$57,081	\$15,000	\$72,081	\$72,081
2023	\$62,129	\$7,000	\$69,129	\$69,129
2022	\$47,936	\$7,000	\$54,936	\$54,936
2021	\$40,860	\$7,000	\$47,860	\$47,860
2020	\$43,350	\$7,000	\$50,350	\$50,350

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.