



Address: [5204 HILL RIDGE DR](#)
City: FORT WORTH
Georeference: 43700-2-8R
Subdivision: TRIANGLE ESTATES ADDITION
Neighborhood Code: 2N040J

Latitude: 32.8284737768
Longitude: -97.4233618114
TAD Map: 2018-420
MAPSCO: TAR-046Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRIANGLE ESTATES ADDITION
Block 2 Lot 8R

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$281,125

Protest Deadline Date: 5/24/2024

Site Number: 04844432

Site Name: TRIANGLE ESTATES ADDITION-2-8R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,413

Percent Complete: 100%

Land Sqft^{*}: 6,810

Land Acres^{*}: 0.1563

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:

POWADA MICHAEL ANTHONY

Primary Owner Address:

5204 HILL RIDGE DR
FORT WORTH, TX 76135-1742

Deed Date: 12/17/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209334386](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BANK OF AMERICA NA	10/6/2009	D209271445	0000000	0000000
MENDEZ ROBERT	2/28/2007	D207072686	0000000	0000000
MATTLAGE KIMBERLY;MATTLAGE MARK	2/23/2006	D206058670	0000000	0000000
LM SQUARED INVESTMENT LTD	2/2/2005	D205044402	0000000	0000000
K C CUSTOM HOMES LTD	4/9/2003	00166420000030	0016642	0000030
NORCAN ENTERPRISES INC	5/6/1992	00106320001351	0010632	0001351
TEXAS AMERICAN BANK FT WORTH	5/3/1988	00092630001718	0009263	0001718
H & F PROPERTIES	5/21/1984	00078350000649	0007835	0000649
N & G JOINT VENTURE	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	\$236,125	\$45,000	\$281,125	\$224,211
2024	\$236,125	\$45,000	\$281,125	\$203,828
2023	\$247,288	\$21,000	\$268,288	\$185,298
2022	\$244,577	\$21,000	\$265,577	\$168,453
2021	\$152,150	\$21,000	\$173,150	\$153,139
2020	\$143,461	\$21,000	\$164,461	\$139,217

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

- HOMESTEAD GENERAL 11.13(b)

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.