



**Address:** [5212 HILL RIDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 43700-2-10R  
**Subdivision:** TRIANGLE ESTATES ADDITION  
**Neighborhood Code:** 2N040J

**Latitude:** 32.8287997865  
**Longitude:** -97.4233384993  
**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 10R

**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:** \$264,000

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

**Site Number:** 04844459

**Site Name:** TRIANGLE ESTATES ADDITION-2-10R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,413

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,741

**Land Acres<sup>\*</sup>:** 0.1777

**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:**

TOVAR RUBEN

**Primary Owner Address:**

5212 HILL RIDGE DR  
FORT WORTH, TX 76135

**Deed Date:** 10/1/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224197394](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PR TRS LLC	4/4/2024	<a href="#">D224060097</a>		
FREO PROGRESS LLC	2/9/2024	<a href="#">D224045899</a>		
PROGRESS RESIDENTIAL BORROWER 9 LLC	8/22/2019	<a href="#">D219192424</a>		
PROGRESS RESIDENTIAL 2015-2 BORROWER LLC	6/2/2015	<a href="#">D215119306</a>		
FREO TEXAS LLC	12/20/2013	<a href="#">D213322295</a>	0000000	0000000
MCCULLUM G JICHA;MCCULLUM SAMANTHA	7/27/2009	<a href="#">D209205106</a>	0000000	0000000
MCCULLUM G JICHA;MCCULLUM SAMANTHA	7/8/2009	<a href="#">D209205106</a>	0000000	0000000
BANK OF AMERICA NA	5/5/2009	<a href="#">D209126681</a>	0000000	0000000
DUNLAP TRAVIS	3/23/2007	<a href="#">D207103432</a>	0000000	0000000
MATTLAGE KIMBERLY;MATTLAGE MARK	2/23/2006	<a href="#">D206058674</a>	0000000	0000000
LM SQUARED INVESTMENT LTD	2/2/2005	<a href="#">D205044406</a>	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 <sup>+</sup>
2025	\$219,000	\$45,000	\$264,000	\$264,000
2024	\$219,000	\$45,000	\$264,000	\$264,000
2023	\$236,000	\$21,000	\$257,000	\$257,000
2022	\$228,000	\$21,000	\$249,000	\$249,000
2021	\$95,160	\$21,000	\$116,160	\$116,160
2020	\$100,000	\$21,000	\$121,000	\$121,000

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

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.