



Address: [5216 HILL RIDGE DR](#)
City: FORT WORTH
Georeference: 43700-2-11R
Subdivision: TRIANGLE ESTATES ADDITION
Neighborhood Code: 2N040J

Latitude: 32.8289540381
Longitude: -97.4232400672
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 11R

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: 2003

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$329,588

Protest Deadline Date: 5/24/2024

Site Number: 04844467

Site Name: TRIANGLE ESTATES ADDITION-2-11R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,728

Percent Complete: 100%

Land Sqft^{*}: 9,465

Land Acres^{*}: 0.2172

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:

PRINCE MICHELLE

Primary Owner Address:

5216 HILL RIDGE DR
FORT WORTH, TX 76135

Deed Date: 6/4/2018

Deed Volume:

Deed Page:

Instrument: [D218120057](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| GARCIA MARIO;GARCIA MICHELLE | 5/6/2004 | D204154562 | 0000000 | 0000000 |
| MATTLAGE KIMBERLY;MATTLAGE MARK | 4/14/2004 | D204113058 | 0000000 | 0000000 |
| K C CUSTOM HOMES LTD | 4/10/2003 | 00166420000014 | 0016642 | 0000014 |
| 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 | \$284,588 | \$45,000 | \$329,588 | \$260,404 |
| 2024 | \$284,588 | \$45,000 | \$329,588 | \$236,731 |
| 2023 | \$298,150 | \$21,000 | \$319,150 | \$215,210 |
| 2022 | \$258,424 | \$21,000 | \$279,424 | \$195,645 |
| 2021 | \$182,592 | \$21,000 | \$203,592 | \$177,859 |
| 2020 | \$161,005 | \$21,000 | \$182,005 | \$161,690 |

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.