



Address: [5240 HILL RIDGE DR](#)
City: FORT WORTH
Georeference: 43700-2-20
Subdivision: TRIANGLE ESTATES ADDITION
Neighborhood Code: 2N040J

Latitude: 32.8291955179
Longitude: -97.4222527654
TAD Map: 2018-420
MAPSCO: TAR-046L



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 20

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: 1984

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 04844521

Site Name: TRIANGLE ESTATES ADDITION-2-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,533

Percent Complete: 100%

Land Sqft^{*}: 15,135

Land Acres^{*}: 0.3474

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:

GAUTHIER NANELLE

Primary Owner Address:

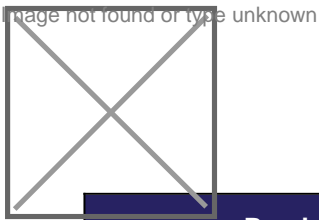
5240 HILL RIDGE DR
FORT WORTH, TX 76135

Deed Date: 7/15/2021

Deed Volume:

Deed Page:

Instrument: [D221206353](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANKO ANTHONY G	10/3/2002	00160430000136	0016043	0000136
CROSS MARCHELL R;CROSS RANDY A	8/3/1995	00120620001380	0012062	0001380
STANFORD JOYCE A	4/4/1986	00085080001404	0008508	0001404
H & F PROPERTIES	11/30/1983	00076780000802	0007678	0000802
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	\$236,203	\$45,000	\$281,203	\$281,203
2024	\$236,203	\$45,000	\$281,203	\$281,203
2023	\$247,454	\$21,000	\$268,454	\$268,454
2022	\$239,843	\$21,000	\$260,843	\$260,843
2021	\$132,346	\$21,000	\$153,346	\$137,059
2020	\$125,176	\$21,000	\$146,176	\$124,599

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.