

Tarrant Appraisal District
Property Information | PDF

Account Number: 04844580

Address: 5233 HILL RIDGE DR

City: FORT WORTH

Georeference: 43700-3-4R

**Subdivision: TRIANGLE ESTATES ADDITION** 

Neighborhood Code: 2N040J

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

## PROPERTY DATA

Legal Description: TRIANGLE ESTATES ADDITION

Block 3 Lot 4R 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: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$271.874

Protest Deadline Date: 5/24/2024

Site Number: 04844580
Site Name: TRIANGLE ESTATES ADDITION-3-4R

Latitude: 32.8295255465

**TAD Map:** 2018-420 **MAPSCO:** TAR-046L

Longitude: -97.4230684788

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,434
Percent Complete: 100%

Land Sqft\*: 7,669 Land Acres\*: 0.1760

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

CRP/TH SFR PROGRAM TX OWNER LP

Primary Owner Address: 2875 W RAY RD 6-430 34788 CHANDLER, AZ 85224 Deed Date: 6/6/2024 Deed Volume: Deed Page:

**Instrument:** D224137383

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLINGHAM JOE	3/27/2022	142-22-063203		
WILLINGHAM JOE; WILLINGHAM LECIA A EST	12/29/2004	D205009982	0000000	0000000
MAY HAYLEY DANIELLE	3/6/2003	00166230000475	0016623	0000475
MAY ASHLEY D;MAY HAYLEY	4/26/2002	00156610000162	0015661	0000162
WALSH CAROLYN;WALSH JOSEPH C	9/20/1996	00125210000700	0012521	0000700
MEADOR W D	4/22/1996	00000000000000	0000000	0000000
MEADOR JUDY G;MEADOR W D	6/17/1991	00102980001845	0010298	0001845
SECRETARY OF HUD	12/5/1990	00101840000454	0010184	0000454
CHARLES F CURRY COMPANY	12/4/1990	00101150001209	0010115	0001209
MOORE MARY ESTHER	7/15/1986	00086140000477	0008614	0000477
H & F PROPERTIES	1/26/1983	00074340000404	0007434	0000404
N & G JOINT VENTURE	12/31/1900	00000000000000	0000000	0000000

## **VALUES**

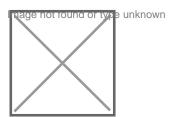
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$226,874	\$45,000	\$271,874	\$271,874
2024	\$226,874	\$45,000	\$271,874	\$176,933
2023	\$237,662	\$21,000	\$258,662	\$160,848
2022	\$235,108	\$21,000	\$256,108	\$146,225
2021	\$146,254	\$21,000	\$167,254	\$132,932
2020	\$131,185	\$21,000	\$152,185	\$120,847

Pending indicates that the property record has not yet been completed for the indicated tax year.

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<sup>+</sup> 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.

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