



**Address:** [5233 HILL RIDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 43700-3-4R  
**Subdivision:** TRIANGLE ESTATES ADDITION  
**Neighborhood Code:** 2N040J

**Latitude:** 32.8295255465  
**Longitude:** -97.4230684788  
**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 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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,434

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,669

**Land Acres<sup>\*</sup>:** 0.1760

**Pool:** N

<sup>+++</sup> Rounded.

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

## 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](#)

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	<a href="#">D205009982</a>	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
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.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.



## EXEMPTIONS / SPECIAL APPRAISAL

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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.