



Address: [316 COACH HOUSE CIR](#)
City: FORT WORTH
Georeference: 38600H-7-11-70
Subdivision: SILVER RIDGE ADDITION
Neighborhood Code: 2W300S

Latitude: 32.762113211
Longitude: -97.516497581
TAD Map: 1994-396
MAPSCO: TAR-057V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SILVER RIDGE ADDITION Block
7 Lot 11 PER PLAT 388-219 8

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06330282

Site Name: SILVER RIDGE ADDITION-7-11-70

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,617

Percent Complete: 100%

Land Sqft^{*}: 29,470

Land Acres^{*}: 0.6765

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:

HECHT DANIEL H
HECHT DONNA A

Primary Owner Address:

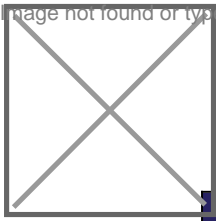
316 COACH HOUSE CIR
FORT WORTH, TX 76108-4742

Deed Date: 1/15/2003

Deed Volume: 0016316

Deed Page: 0000260

Instrument: 00163160000260



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYERS CINDY	1/28/2000	00142010000245	0014201	0000245
LATHAM PAUL	10/27/1999	00140890000411	0014089	0000411
LYEMANN PROP INC	2/26/1991	00102560000898	0010256	0000898
SILVER RIDGE JV	1/1/1988	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	\$331,943	\$93,940	\$425,883	\$425,883
2024	\$331,943	\$93,940	\$425,883	\$425,883
2023	\$321,587	\$93,940	\$415,527	\$403,143
2022	\$272,594	\$93,900	\$366,494	\$366,494
2021	\$285,000	\$70,000	\$355,000	\$355,000
2020	\$287,332	\$67,668	\$355,000	\$355,000

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

- 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.