



**Address:** [4425 NORTHVIEW CT](#)  
**City:** FORT WORTH  
**Georeference:** 24315-20-6  
**Subdivision:** LOST CREEK ADDITION  
**Neighborhood Code:** 4A100M

**Latitude:** 32.7072535469  
**Longitude:** -97.5222697292  
**TAD Map:** 1988-376  
**MAPSCO:** TAR-071Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LOST CREEK ADDITION Block  
20 Lot 6

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06802370

**Site Name:** LOST CREEK ADDITION Block 20 Lot 6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,564

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,166

**Land Acres<sup>\*</sup>:** 0.3022

**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:**

MINNEWEATHER RYAN ANGELA

**Primary Owner Address:**

4425 NORTHVIEW CT  
ALEDO, TX 76008

**Deed Date:** 1/1/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219284564](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MINNEWEATHER RYAN ANGELA;RYAN SAVOYE RICQIA	12/5/2019	<a href="#">D219284564</a>		
WARE CAMERON L;WARE WENDY P	10/15/2013	<a href="#">D213270074</a>	0000000	0000000
SULLIVAN MELANIE;SULLIVAN SEAN	9/30/2009	<a href="#">D209265429</a>	0000000	0000000
HODGES RICHARD R;HODGES SHIRLEY	4/24/2007	<a href="#">D207152640</a>	0000000	0000000
LC HIGHLANDS LTD PRTNSHP	1/1/1995	000000000000000	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	\$319,643	\$100,000	\$419,643	\$419,643
2024	\$370,000	\$100,000	\$470,000	\$470,000
2023	\$420,000	\$80,000	\$500,000	\$462,344
2022	\$340,313	\$80,000	\$420,313	\$420,313
2021	\$59,645	\$40,000	\$99,645	\$99,645
2020	\$0	\$68,000	\$68,000	\$68,000

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.