



**Address:** [517 RIDGE COUNTRY RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** 30195-1-1  
**Subdivision:** NORTH RIDGE ESTATES  
**Neighborhood Code:** 2Z200D

**Latitude:** 32.9320651309  
**Longitude:** -97.3493212535  
**TAD Map:** 2042-460  
**MAPSCO:** TAR-020L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** NORTH RIDGE ESTATES Block  
1 Lot 1

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06896812

**Site Name:** NORTH RIDGE ESTATES-1-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,824

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 114,432

**Land Acres<sup>\*</sup>:** 2.6270

**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:**

MERIT FAMILY SERV

**Primary Owner Address:**

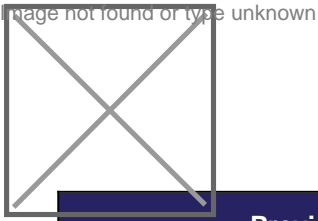
3807 E LANCASTER AVE  
FORT WORTH, TX 76103

**Deed Date:** 7/17/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215162243](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAMLIN CHARLES J;HAMLIN VLADISLAVA A	2/18/2015	<a href="#">D215033482</a>		
KNUST BRENTON;KNUST KRISTY	5/30/2014	<a href="#">D214112842</a>	0000000	0000000
GUTIERREZ RACHEL	4/29/2013	000000000000000	0000000	0000000
GUTIERREZ ERNESTO;GUTIERREZ RACHEL	6/12/1997	00128040000305	0012804	0000305
NORTH RIDGE ESTATES JV	1/1/1996	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	\$484,659	\$185,080	\$669,739	\$669,739
2024	\$484,659	\$185,080	\$669,739	\$669,739
2023	\$485,893	\$155,080	\$640,973	\$640,973
2022	\$406,283	\$145,080	\$551,363	\$551,363
2021	\$407,312	\$145,080	\$552,392	\$552,392
2020	\$408,340	\$145,080	\$553,420	\$553,420

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

- CHARITABLE RELIEF 11.18(d)(2)

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.