

Tarrant Appraisal District Property Information | PDF Account Number: 06896863

Address: 425 RIDGE COUNTRY RD

City: TARRANT COUNTY Georeference: 30195-1-6 Subdivision: NORTH RIDGE ESTATES Neighborhood Code: 2Z200D

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

PROPERTY DATA

Legal Description: NORTH RIDGE ESTATES Block 1 Lot 6 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: 1998 Personal Property Account: N/A Agent: OWNWELL INC (12140) Protest Deadline Date: 5/24/2024

Site Number: 06896863 Site Name: NORTH RIDGE ESTATES-1-6 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,473 Percent Complete: 100% Land Sqft^{*}: 109,684 Land Acres^{*}: 2.5180 Pool: Y

+++ Rounded.

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

OWNER INFORMATION

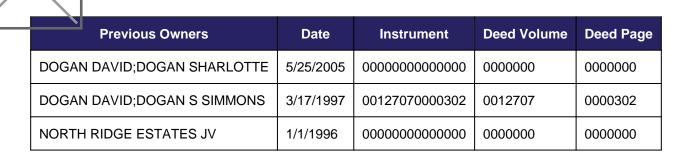
Current Owner: CHOBANOFF K CHOBANOFF VANIA

Primary Owner Address: 425 RIDGE COUNTRY RD HASLET, TX 76052-4205 Deed Date: 11/13/2013 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D213294381

Latitude: 32.9320768307 Longitude: -97.3526079469 TAD Map: 2042-460 MAPSCO: TAR-020K



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VALUES

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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	\$248,022	\$180,720	\$428,742	\$428,742
2024	\$315,280	\$180,720	\$496,000	\$496,000
2023	\$333,279	\$150,720	\$483,999	\$457,191
2022	\$274,908	\$140,720	\$415,628	\$415,628
2021	\$276,163	\$140,720	\$416,883	\$416,883
2020	\$277,420	\$140,720	\$418,140	\$403,522

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.