



**Address:** [10816 SKY RIDGE CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 30195-1-35  
**Subdivision:** NORTH RIDGE ESTATES  
**Neighborhood Code:** 2Z200D

**Latitude:** 32.934360993  
**Longitude:** -97.3536531386  
**TAD Map:** 2042-460  
**MAPSCO:** TAR-020K



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 35

**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:** 1997

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$535,838

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

**Site Number:** 06897193

**Site Name:** NORTH RIDGE ESTATES-1-35

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,590

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 108,987

**Land Acres<sup>\*</sup>:** 2.5020

**Pool:** Y

<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:**

SMALL DAVID T  
SMALL BETHANY A

**Primary Owner Address:**

10816 SKY RIDGE CT  
HASLET, TX 76052-4211

**Deed Date:** 7/25/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218165466](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUTLER D LEMAIRE;BUTLER J I	5/21/2010	<a href="#">D210131819</a>	0000000	0000000
BUTLER JENNIFER I	3/21/2003	00165230000351	0016523	0000351
HILBURN CYNTHIA;HILBURN KENNETH	10/30/1997	00129680000255	0012968	0000255
AVANT SALES CORP	3/28/1997	00127210001195	0012721	0001195
NORTH RIDGE ESTATES JV	1/1/1996	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	\$355,758	\$180,080	\$535,838	\$535,838
2024	\$355,758	\$180,080	\$535,838	\$529,322
2023	\$357,416	\$150,080	\$507,496	\$481,202
2022	\$297,376	\$140,080	\$437,456	\$437,456
2021	\$298,782	\$140,080	\$438,862	\$438,862
2020	\$300,188	\$140,080	\$440,268	\$440,268

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)
- DISABLED VET 100 PCT 11.131

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.