



Address: [1240 GABRIEL LN](#)
City: FORT WORTH
Georeference: 34427-2-7
Subdivision: RIDGMAR ESTATES ADDITION
Neighborhood Code: 4C130B

Latitude: 32.7475210099
Longitude: -97.4306236257
TAD Map: 2018-392
MAPSCO: TAR-074B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGMAR ESTATES ADDITION
Block 2 Lot 7

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: 2006

Personal Property Account: N/A

Agent: THE GALLAGHER FIRM PLLC (11961)

Protest Deadline Date: 5/24/2024

Site Number: 07415559

Site Name: RIDGMAR ESTATES ADDITION-2-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,050

Percent Complete: 100%

Land Sqft^{*}: 7,841

Land Acres^{*}: 0.1800

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:

ADRIAN FAMILY TRUST, THE

Primary Owner Address:

1240 GABRIEL LN
FORT WORTH, TX 76116

Deed Date: 11/1/2019

Deed Volume:

Deed Page:

Instrument: [D219252672](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARSON DOUG;CARSON GREGG	3/14/2019	D219123104		
CARSON KENNETH D	6/7/2010	D219123104		
CARSON JANICE;CARSON KENNETH D	8/10/2006	D206251537	0000000	0000000
SHEDCO DEVELOPMENT CO INC	3/2/2006	D206068806	0000000	0000000
RIDGMAR ESTATES LP	1/1/1999	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 ⁺
2025	\$478,000	\$120,000	\$598,000	\$598,000
2024	\$478,000	\$120,000	\$598,000	\$598,000
2023	\$505,685	\$120,000	\$625,685	\$554,556
2022	\$384,085	\$120,000	\$504,085	\$476,869
2021	\$313,517	\$120,000	\$433,517	\$433,517
2020	\$306,873	\$120,000	\$426,873	\$426,873

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.