



Address: [4801 SLEEPY RIDGE CIR](#)
City: FORT WORTH
Georeference: 6270-607-16
Subdivision: CANDLERIDGE ADDITION
Neighborhood Code: 4S001H

Latitude: 32.6363592977
Longitude: -97.3970851997
TAD Map: 2030-352
MAPSCO: TAR-103E



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

PROPERTY DATA

Legal Description: CANDLERIDGE ADDITION
Block 607 Lot 16

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: 2000

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 07538367

Site Name: CANDLERIDGE ADDITION-607-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,356

Percent Complete: 100%

Land Sqft^{*}: 5,183

Land Acres^{*}: 0.1189

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

TRICON SFR 2020-2 BORROWER LLC

Primary Owner Address:

15771 RED HILL AVE
TUSTIN, CA 92780-7303

Deed Date: 11/11/2020

Deed Volume:

Deed Page:

Instrument: [D220302920](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2016-1 BORROWER LLC	10/25/2016	D216251785		
TAH HOLDING LP	12/18/2015	D215285160		
ILDIKO GYORI	6/11/2014	D214124942	0000000	0000000
GYORI KRISZTINA MILLER	1/17/2014	D214013130	0000000	0000000
DASILVA LUCAS;DASILVA SHANNON DASIL	8/20/2008	D208354650	0000000	0000000
HOUSEHOLD FINANCE CORP III	6/3/2008	D208232553	0000000	0000000
LE DUC	3/23/2001	00148280000294	0014828	0000294
KB HOME LONE STAR LP	1/17/2001	00147050000297	0014705	0000297
KARUFMAN & BROAD LONE STAR LP	7/14/2000	00144310000254	0014431	0000254
IFS CANDLERIDGE INVESTORS LP	1/1/1999	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 ⁺
2025	\$147,708	\$35,000	\$182,708	\$182,708
2024	\$174,000	\$35,000	\$209,000	\$209,000
2023	\$194,620	\$35,000	\$229,620	\$229,620
2022	\$164,610	\$35,000	\$199,610	\$199,610
2021	\$119,689	\$35,000	\$154,689	\$154,689
2020	\$119,689	\$35,000	\$154,689	\$154,689

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

There are no exemptions for this property

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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.