



**Address:** [4913 SLEEPY RIDGE CIR](#)  
**City:** FORT WORTH  
**Georeference:** 6270-607-25  
**Subdivision:** CANDLERIDGE ADDITION  
**Neighborhood Code:** 4S001H

**Latitude:** 32.6357522149  
**Longitude:** -97.3983659535  
**TAD Map:** 2030-352  
**MAPSCO:** TAR-103E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CANDLERIDGE ADDITION  
Block 607 Lot 25

**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:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$220,000

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

**Site Number:** 07538464

**Site Name:** CANDLERIDGE ADDITION-607-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,404

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

GRANADO MELISSA L

**Primary Owner Address:**

4913 SLEEPY RIDGE CIR  
FORT WORTH, TX 76133-8329

**Deed Date:** 3/22/2001

**Deed Volume:** 0014833

**Deed Page:** 0000454

**Instrument:** 00148330000454

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KB HOME LONE STAR LP	1/17/2001	00147050000297	0014705	0000297
KAUFMAN & BROAD LONE STAR LP	4/17/2000	00143030000223	0014303	0000223
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 <sup>+</sup>
2025	\$172,000	\$35,000	\$207,000	\$207,000
2024	\$185,000	\$35,000	\$220,000	\$207,902
2023	\$180,000	\$35,000	\$215,000	\$189,002
2022	\$172,669	\$35,000	\$207,669	\$171,820
2021	\$138,606	\$35,000	\$173,606	\$156,200
2020	\$107,000	\$35,000	\$142,000	\$142,000

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.