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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



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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 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⁺⁺⁺: 1,404

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1399

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:

GRANADO MELISSA L

Primary Owner Address:

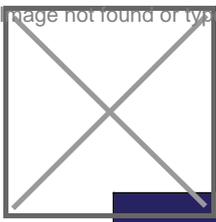
4913 SLEEPY RIDGE CIR
FORT WORTH, TX 76133-8329

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 ⁺
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.