



**Address:** [5313 APPALACHIAN WAY](#)  
**City:** FORT WORTH  
**Georeference:** 34285-6-3  
**Subdivision:** RIDGEVIEW ESTATES ADDITION  
**Neighborhood Code:** 4S001D

**Latitude:** 32.637497194  
**Longitude:** -97.4056365194  
**TAD Map:** 2024-352  
**MAPSCO:** TAR-102H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGEVIEW ESTATES  
ADDITION Block 6 Lot 3

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$341,464

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

**Site Number:** 07882246

**Site Name:** RIDGEVIEW ESTATES ADDITION-6-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,828

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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:**

WELLS KENNETH A

WELLS MARCEY J

**Primary Owner Address:**

5313 APPALACHIAN WAY  
FORT WORTH, TX 76123-2820

**Deed Date:** 7/25/2003

**Deed Volume:** 0017003

**Deed Page:** 0000020

**Instrument:** [D203277620](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEVE HAWKINS CUSTOM HOMES	3/3/2003	00164730000017	0016473	0000017
GBR REALTY LTD	1/1/2001	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 <sup>+</sup>
2025	\$281,464	\$60,000	\$341,464	\$341,464
2024	\$281,464	\$60,000	\$341,464	\$316,577
2023	\$284,195	\$60,000	\$344,195	\$287,797
2022	\$213,344	\$50,000	\$263,344	\$261,634
2021	\$187,849	\$50,000	\$237,849	\$237,849
2020	\$170,513	\$50,000	\$220,513	\$220,513

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.