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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



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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⁺⁺⁺: 1,828
Percent Complete: 100%
Land Sqft^{*}: 6,600
Land Acres^{*}: 0.1515
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

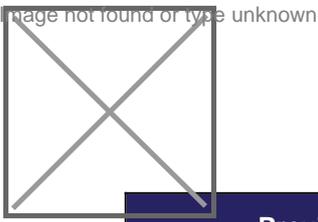
Current Owner:

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	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	\$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.