



Address: [5305 APPALACHIAN WAY](#)
City: FORT WORTH
Georeference: 34285-6-5
Subdivision: RIDGEVIEW ESTATES ADDITION
Neighborhood Code: 4S001D

Latitude: 32.6374968981
Longitude: -97.4052488751
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 5

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: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$330,000

Protest Deadline Date: 5/24/2024

Site Number: 07882262

Site Name: RIDGEVIEW ESTATES ADDITION-6-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,882

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:

TIMMONS BRYAN

TIMMONS JENNIFER

Primary Owner Address:

5305 APPALACHIAN WAY
FORT WORTH, TX 76123-2820

Deed Date: 6/17/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204193054](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEVE HAWKINS CUSTOM HMS LTD	1/12/2004	D204039097	0000000	0000000
GBR REALTY LTD	1/1/2001	0000000000000000	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	\$250,000	\$60,000	\$310,000	\$310,000
2024	\$270,000	\$60,000	\$330,000	\$308,021
2023	\$264,000	\$60,000	\$324,000	\$280,019
2022	\$216,604	\$50,000	\$266,604	\$254,563
2021	\$183,579	\$50,000	\$233,579	\$231,421
2020	\$160,383	\$50,000	\$210,383	\$210,383

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.