



**Address:** [13209 RIDGEPOINTE RD](#)  
**City:** FORT WORTH  
**Georeference:** 17395H-8-24  
**Subdivision:** HARVEST RIDGE ADDITION  
**Neighborhood Code:** 3K600K

**Latitude:** 32.9684181048  
**Longitude:** -97.2697262622  
**TAD Map:** 2066-472  
**MAPSCO:** TAR-008V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HARVEST RIDGE ADDITION  
Block 8 Lot 24

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 07954875

**Site Name:** HARVEST RIDGE ADDITION-8-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,556

**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:**

AMERICAN RESIDENTIAL LEA CO LL

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 4/1/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214066416](#)

| Previous Owners                | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| PETERSON ELLA;PETERSON GARY J  | 10/31/2007 | <a href="#">D207411570</a> | 0000000     | 0000000   |
| WALKER ROBERT J;WALKER SARAH E | 9/27/2002  | 00160140000098             | 0016014     | 0000098   |
| GOODMAN FAMILY OF BUILDERS LP  | 6/26/2002  | 00157780000290             | 0015778     | 0000290   |
| LOT LINES LTD                  | 2/8/2002   | 00154630000142             | 0015463     | 0000142   |
| HARVEST RIDGE LP               | 1/1/2002   | 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 | \$262,722          | \$65,000    | \$327,722    | \$327,722                    |
| 2024 | \$295,494          | \$65,000    | \$360,494    | \$360,494                    |
| 2023 | \$314,467          | \$65,000    | \$379,467    | \$379,467                    |
| 2022 | \$269,055          | \$50,000    | \$319,055    | \$319,055                    |
| 2021 | \$195,000          | \$50,000    | \$245,000    | \$245,000                    |
| 2020 | \$187,994          | \$50,000    | \$237,994    | \$237,994                    |

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

There are no exemptions for this property

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.