



Address: [4940 MADYSON RIDGE DR](#)
City: FORT WORTH
Georeference: 6270-604-16
Subdivision: CANDLERIDGE ADDITION
Neighborhood Code: 4S001H

Latitude: 32.6332998692
Longitude: -97.3969467159
TAD Map: 2030-348
MAPSCO: TAR-103J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CANDLERIDGE ADDITION
Block 604 Lot 16

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: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07981325

Site Name: CANDLERIDGE ADDITION-604-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,885

Percent Complete: 100%

Land Sqft^{*}: 7,406

Land Acres^{*}: 0.1700

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:

DAVIS EBONY D

Primary Owner Address:

4940 MADYSON RIDGE DR
FORT WORTH, TX 76134

Deed Date: 2/22/2021

Deed Volume:

Deed Page:

Instrument: [D221046401](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENCHACA JUAN A;MENCHACA PATRICIA	9/28/2004	D204325848	0000000	0000000
KB HOME LONE STAR LP	6/2/2003	00168890000016	0016889	0000016
IFS CANDLERIDGE INVESTORS 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 ⁺
2025	\$270,662	\$35,000	\$305,662	\$305,662
2024	\$270,662	\$35,000	\$305,662	\$305,662
2023	\$267,827	\$35,000	\$302,827	\$294,611
2022	\$232,828	\$35,000	\$267,828	\$267,828
2021	\$186,033	\$35,000	\$221,033	\$221,033
2020	\$162,848	\$35,000	\$197,848	\$197,848

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)
- DISABLED VET 70 to 99 PCT 11.22

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.