



**Address:** [4317 DEL RIDGE RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** 24841-3-9  
**Subdivision:** MARKUM RANCH ESTATES ADDITION  
**Neighborhood Code:** 4A100E

**Latitude:** 32.6885949231  
**Longitude:** -97.5108243691  
**TAD Map:** 1994-368  
**MAPSCO:** TAR-086E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MARKUM RANCH ESTATES  
ADDITION Block 3 Lot 9

**Jurisdictions:**  
TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
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:** 40092380  
**Site Name:** MARKUM RANCH ESTATES ADDITION-3-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,212  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 49,222  
**Land Acres<sup>\*</sup>:** 1.1300  
**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:**  
COWDIN MICHAEL P  
**Primary Owner Address:**  
4317 DEL RIDGE RD  
FORT WORTH, TX 76126-1741

**Deed Date:** 9/2/2014  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 142-14-123013

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COWDIN MARSHA;COWDIN MICHAEL P	11/23/2004	<a href="#">D204368148</a>	0000000	0000000
MEARSTONE PROPERTIES LP	8/23/2004	<a href="#">D204267116</a>	0000000	0000000
MARKUM RANCH ESTATES LLC	1/1/2002	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	\$447,498	\$45,200	\$492,698	\$492,698
2024	\$447,498	\$45,200	\$492,698	\$492,698
2023	\$469,318	\$45,200	\$514,518	\$472,963
2022	\$413,735	\$45,200	\$458,935	\$429,966
2021	\$371,363	\$45,200	\$416,563	\$390,878
2020	\$310,144	\$45,200	\$355,344	\$355,344

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.