



ge not round or

Tarrant Appraisal District Property Information | PDF Account Number: 40367207

Address: 2700 WILDRIDGE CT

type unknown

City: FORT WORTH Georeference: 42437L-1-17 Subdivision: TRAIL RIDGE ESTATES-FT WORTH Neighborhood Code: 2W300M

Latitude: 32.7344081055 Longitude: -97.5108014225 **TAD Map:** 1994-388 MAPSCO: TAR-072J



Googlet Mapd or type unknown

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

PROPERTY DATA

Legal Description: TRAIL RIDGE ESTATES-FT WORTH Block 1 Lot 17 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 Notice Sent Date: 4/15/2025 Notice Value: \$358.614 Protest Deadline Date: 5/24/2024

Site Number: 40367207 Site Name: TRAIL RIDGE ESTATES-FT WORTH-1-17 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,448 Percent Complete: 100% Land Sqft*: 7,381 Land Acres^{*}: 0.1694 Pool: N

+++ Rounded.

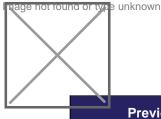
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: GRIEVE SHANE M Primary Owner Address: 2700 WILDRIDGE CT FORT WORTH, TX 76108-6908

Deed Date: 5/20/2004 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D204168509

Tarrant Appraisal District Property Information | PDF



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLASSIC C HOMES INC	1/22/2004	D204035455	000000	0000000
CLASSIC CENTURY HOMES LTD	12/3/2003	D203459336	000000	0000000
FW-TRAIL RIDGE LTD	1/1/2003	000000000000000000000000000000000000000	000000	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	\$308,614	\$50,000	\$358,614	\$358,614
2024	\$308,614	\$50,000	\$358,614	\$299,475
2023	\$306,616	\$50,000	\$356,616	\$272,250
2022	\$280,182	\$35,000	\$315,182	\$247,500
2021	\$190,000	\$35,000	\$225,000	\$225,000
2020	\$190,000	\$35,000	\$225,000	\$225,000

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.