



**Address:** [2704 WILDRIDGE CT](#)  
**City:** FORT WORTH  
**Georeference:** 42437L-1-18  
**Subdivision:** TRAIL RIDGE ESTATES-FT WORTH  
**Neighborhood Code:** 2W300M

**Latitude:** 32.734326604  
**Longitude:** -97.5110430069  
**TAD Map:** 1994-388  
**MAPSCO:** TAR-072J



Google Map 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 18

**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:** OWNWELL INC (12140)

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

**Site Number:** 40367215

**Site Name:** TRAIL RIDGE ESTATES-FT WORTH-1-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,445

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,414

**Land Acres<sup>\*</sup>:** 0.2161

**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:**

ZEQIRI DARDAN

**Primary Owner Address:**

336 MEMORY DR  
FORT WORTH, TX 76108

**Deed Date:** 5/8/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220106038](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANNUM REBECCA R;KEPLEY LANCE K	11/13/2015	<a href="#">D215257315</a>		
LEWIS JACOB T	2/9/2007	<a href="#">D207068083</a>	0000000	0000000
SIMMONS ANGELA	5/28/2004	<a href="#">D204177592</a>	0000000	0000000
CLASSIC CENTURY HOMES LTD	12/3/2003	<a href="#">D203459336</a>	0000000	0000000
FW-TRAIL RIDGE LTD	1/1/2003	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	\$183,442	\$50,000	\$233,442	\$233,442
2024	\$211,712	\$50,000	\$261,712	\$261,712
2023	\$210,384	\$50,000	\$260,384	\$250,344
2022	\$192,585	\$35,000	\$227,585	\$227,585
2021	\$176,968	\$35,000	\$211,968	\$211,968
2020	\$145,385	\$35,000	\$180,385	\$160,600

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.