



Address: [10509 SPLITRIDGE CT](#)
City: FORT WORTH
Georeference: 42437L-2-3
Subdivision: TRAIL RIDGE ESTATES-FT WORTH
Neighborhood Code: 2W300M

Latitude: 32.7321478652
Longitude: -97.5111627866
TAD Map: 1994-384
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 2 Lot 3

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40367495

Site Name: TRAIL RIDGE ESTATES-FT WORTH-2-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,695

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

FLORES JAIRO

Primary Owner Address:

10509 SPLITRIDGE CT
FORT WORTH, TX 76108

Deed Date: 4/1/2021

Deed Volume:

Deed Page:

Instrument: [D221090073](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER CHARLES FRANK JR;MILLER DANIEL RAY;MILLER DAVID MICHAEL	12/12/2020	D221058501		
MILLER WANDA R	6/4/2007	D207195720	0000000	0000000
CLASSIC CENTURY HOMES LTD	12/30/2004	D205008392	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 ⁺
2025	\$249,707	\$50,000	\$299,707	\$299,707
2024	\$249,707	\$50,000	\$299,707	\$299,707
2023	\$248,101	\$50,000	\$298,101	\$298,101
2022	\$208,497	\$35,000	\$243,497	\$243,497
2021	\$208,317	\$35,000	\$243,317	\$243,317
2020	\$164,200	\$35,000	\$199,200	\$199,200

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.