

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40367622

Latitude: 32.7331820449

**TAD Map:** 1994-384 **MAPSCO:** TAR-072J

Longitude: -97.511273123

Address: 10548 SPLITRIDGE CT

City: FORT WORTH

Georeference: 42437L-2-15

Subdivision: TRAIL RIDGE ESTATES-FT WORTH

Neighborhood Code: 2W300M

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

## PROPERTY DATA

Legal Description: TRAIL RIDGE ESTATES-FT

WORTH Block 2 Lot 15

Jurisdictions:

CITY OF FORT WORTH (026)

Site Number: 40367622

TARRANT COUNTY (220)

Site Name: TRAIL RIDGE ESTATES-FT WORTH-2-15

TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

FORT WORTH ISD (905)

State Code: A

Approximate Size<sup>+++</sup>: 1,550

Percent Complete: 100%

Year Built: 2005 Land Sqft\*: 7,143
Personal Property Account: N/A Land Acres\*: 0.1639

Agent: None

Protest Deadline Date: 5/24/2024

+++ Rounded.

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

Pool: N

## OWNER INFORMATION

Current Owner:

HANZLICEK RONNIE

Primary Owner Address:

10548 SPLITRIDGE CT
FORT WORTH, TX 76108

Deed Date: 4/25/2005

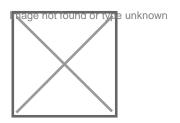
Deed Volume: 0000000

Instrument: D205119575

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLASSIC CENTURY HOMES LTD	5/13/2004	D204155007	0000000	0000000
FW-TRAIL RIDGE LTD	1/1/2003	00000000000000	0000000	0000000

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**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	\$221,668	\$50,000	\$271,668	\$271,668
2024	\$221,668	\$50,000	\$271,668	\$271,668
2023	\$220,262	\$50,000	\$270,262	\$248,767
2022	\$201,542	\$35,000	\$236,542	\$226,152
2021	\$185,116	\$35,000	\$220,116	\$205,593
2020	\$151,903	\$35,000	\$186,903	\$186,903

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.