



Address: [1240 CONSTANCE DR](#)
City: FORT WORTH
Georeference: 34587-4-11
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.8945868014
Longitude: -97.3402153687
TAD Map: 2048-444
MAPSCO: TAR-034H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGEVIEW FARMS Block 4 Lot 11

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40730204

Site Name: RIDGEVIEW FARMS-4-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,500

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

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:

ALVAREZ VICTOR
ALVAREZ TERESA

Primary Owner Address:

1240 CONSTANCE DR
FORT WORTH, TX 76131

Deed Date: 4/21/2023

Deed Volume:

Deed Page:

Instrument: [D223068633](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHIRLEY MICHAEL DALE	8/9/2011	D211193279	0000000	0000000
CANTU LEONEL;CANTU RACHAEL	8/14/2008	D208323126	0000000	0000000
AMERICAN LEGEND HOMES LTD	10/26/2005	000000000000000	0000000	0000000
HARMON ROAD 287 PARTNERS	1/1/2005	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	\$197,782	\$80,000	\$277,782	\$277,782
2024	\$197,782	\$80,000	\$277,782	\$277,782
2023	\$226,755	\$55,000	\$281,755	\$257,423
2022	\$179,542	\$55,000	\$234,542	\$234,021
2021	\$157,746	\$55,000	\$212,746	\$212,746
2020	\$141,426	\$55,000	\$196,426	\$196,426

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.