



Address: [1312 CONSTANCE DR](#)
City: FORT WORTH
Georeference: 34587-4-17
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.8953618636
Longitude: -97.3398727847
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 17

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: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 40730263

Site Name: RIDGEVIEW FARMS-4-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,793

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

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:

SOLOMON DEEPIKA

Primary Owner Address:

6817 TRINITY LANDING DR N
FORT WORTH, TX 76132-3743

Deed Date: 2/15/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213060704](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BANK OF NEW YORK MELLON	4/27/2011	D211194188	0000000	0000000
ALFARO MARIA	3/24/2006	D206097435	0000000	0000000
ROYCE HOMES LP	4/5/2005	D205101250	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	\$206,767	\$80,000	\$286,767	\$286,767
2024	\$259,570	\$80,000	\$339,570	\$339,570
2023	\$323,987	\$55,000	\$378,987	\$378,987
2022	\$237,000	\$55,000	\$292,000	\$292,000
2021	\$237,000	\$55,000	\$292,000	\$292,000
2020	\$210,000	\$55,000	\$265,000	\$265,000

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.