



Address: [1417 REALOAKS DR](#)
City: FORT WORTH
Georeference: 34587-9-1
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.8979657831
Longitude: -97.3378229878
TAD Map: 2048-444
MAPSCO: TAR-034D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGEVIEW FARMS Block 9 Lot 1

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40731618

Site Name: RIDGEVIEW FARMS-9-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,562

Percent Complete: 100%

Land Sqft^{*}: 6,578

Land Acres^{*}: 0.1510

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:

FINN VANESSA KAY

Primary Owner Address:

1417 REAL OAKS DR
FORT WORTH, TX 76131

Deed Date: 10/28/2022

Deed Volume:

Deed Page:

Instrument: [D222258859](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIBBON HOME SPV II LLC	8/8/2022	D222198040		
EVANS JOHN DEE	11/30/2005	D205361310	0000000	0000000
AMERICAN LEGEND HOMES LTD	3/25/2005	D205129362	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	\$252,977	\$80,000	\$332,977	\$332,977
2024	\$252,977	\$80,000	\$332,977	\$332,977
2023	\$337,031	\$55,000	\$392,031	\$392,031
2022	\$265,690	\$55,000	\$320,690	\$316,518
2021	\$232,744	\$55,000	\$287,744	\$287,744
2020	\$208,067	\$55,000	\$263,067	\$263,067

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.