



**Address:** [8765 ROYALWOOD DR](#)  
**City:** FORT WORTH  
**Georeference:** 34587-10-14  
**Subdivision:** RIDGEVIEW FARMS  
**Neighborhood Code:** 2N100I

**Latitude:** 32.8975950953  
**Longitude:** -97.3370114811  
**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 10  
Lot 14

**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:** 40731839

**Site Name:** RIDGEVIEW FARMS-10-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,598

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,610

**Land Acres<sup>\*</sup>:** 0.1287

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

ESPINOZA MARGARITO

**Primary Owner Address:**

8765 ROYALWOOD DR  
FORT WORTH, TX 76131

**Deed Date:** 11/21/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225048458](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESPINOZA MARGARITO;ESPINOZA SUSAN	12/30/2005	<a href="#">D206008912</a>	0000000	0000000
AMERICAN LEGEND HOMES LTD	7/18/2005	<a href="#">D205223860</a>	0000000	0000000
HARMON ROAD 287 PARTNERS	1/1/2005	0000000000000000	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 <sup>+</sup>
2025	\$296,800	\$80,000	\$376,800	\$376,800
2024	\$296,800	\$80,000	\$376,800	\$376,800
2023	\$341,083	\$55,000	\$396,083	\$351,495
2022	\$268,849	\$55,000	\$323,849	\$319,541
2021	\$235,492	\$55,000	\$290,492	\$290,492
2020	\$210,505	\$55,000	\$265,505	\$265,505

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)
- DISABLED VET 70 to 99 PCT 11.22

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.