



**Address:** [4520 COUGAR RIDGE RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** 31939D-1-20  
**Subdivision:** PEARL RANCH  
**Neighborhood Code:** 4A4000

**Latitude:** 32.6244101304  
**Longitude:** -97.5129314424  
**TAD Map:** 1994-348  
**MAPSCO:** TAR-100N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PEARL RANCH Block 1 Lot 20  
BOUNDARY SPLIT

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40733564

**Site Name:** PEARL RANCH-1-20-90

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

**Parcels:** 3

**Approximate Size<sup>+++</sup>:** 3,178

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 102,235

**Land Acres<sup>\*</sup>:** 2.3470

**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:**

ARCHER JONATHAN

ARCHER CRISTINA

**Primary Owner Address:**

4520 COUGAR RIDGE RD  
FORT WORTH, TX 76126

**Deed Date:** 5/12/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220111895](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREEN CHARLES R	1/22/2007	<a href="#">D207029302</a>	0000000	0000000
KARPMAN ROBERT G;KARPMAN SHELLEY	1/13/2005	<a href="#">D205017771</a>	0000000	0000000
PEARL RANCH PROPERTIES LP	1/1/2004	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 <sup>+</sup>
2025	\$425,980	\$197,587	\$623,567	\$623,567
2024	\$425,980	\$197,587	\$623,567	\$623,567
2023	\$445,980	\$197,587	\$643,567	\$567,937
2022	\$403,650	\$112,656	\$516,306	\$516,306
2021	\$455,410	\$62,400	\$517,810	\$517,810
2020	\$375,662	\$62,400	\$438,062	\$438,062

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.