



Address: [4521 COUGAR RIDGE RD](#)
City: TARRANT COUNTY
Georeference: 31939D-2-10
Subdivision: PEARL RANCH
Neighborhood Code: 4A4000

Latitude: 32.6259147886
Longitude: -97.5126205216
TAD Map: 1994-348
MAPSCO: TAR-100J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PEARL RANCH Block 2 Lot 10

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: 2010

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$710,000

Protest Deadline Date: 5/24/2024

Site Number: 40733785

Site Name: PEARL RANCH-2-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,600

Percent Complete: 100%

Land Sqft^{*}: 96,136

Land Acres^{*}: 2.2070

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:

GUTTERBIRD TRUST

Primary Owner Address:

4521 COUGAR RIDGE RD
FORT WORTH, TX 76126

Deed Date: 3/20/2023

Deed Volume:

Deed Page:

Instrument: [D223047633](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAUREANO BENNY E;LAUREANO SHERRIE	2/2/2010	D210031582	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	2/1/2010	D210031579	0000000	0000000
ONEWEST BANK FSB	9/1/2009	D209240032	0000000	0000000
HONARMAND MAHMOOD	11/29/2005	D205362801	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 ⁺
2025	\$512,580	\$197,420	\$710,000	\$710,000
2024	\$512,580	\$197,420	\$710,000	\$675,377
2023	\$502,580	\$197,420	\$700,000	\$613,979
2022	\$447,813	\$110,350	\$558,163	\$558,163
2021	\$500,034	\$65,000	\$565,034	\$520,579
2020	\$408,254	\$65,000	\$473,254	\$473,254

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.