



Address: [4701 COUGAR RIDGE RD](#)
City: TARRANT COUNTY
Georeference: 31939D-2-1R
Subdivision: PEARL RANCH
Neighborhood Code: 4A4000

Latitude: 32.6252227037
Longitude: -97.5200106183
TAD Map: 1988-348
MAPSCO: TAR-099M



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 1R
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: 40733963

Site Name: PEARL RANCH-2-1R-91

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 4,019

Percent Complete: 100%

Land Sqft^{*}: 100,188

Land Acres^{*}: 2.3000

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:

ESTES AARON LUKE
ESTES BRANDI LYNN

Primary Owner Address:

4701 COUGAR RIDGE RD
FORT WORTH, TX 76126

Deed Date: 12/29/2021

Deed Volume:

Deed Page:

Instrument: [D221378136](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUGH ELLIOTT PARTIN & JOHNNIE LOUISE PARTIN REVOCABLE TRUST	8/25/2020	D220211619		
PARTIN HUGH E;PARTIN LOU W PARTIN	2/20/2012	D212043576	0000000	0000000
RAMBO DONNA;RAMBO GEORGE III	12/17/2004	D204396010	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	\$607,609	\$182,700	\$790,309	\$790,309
2024	\$607,609	\$182,700	\$790,309	\$790,309
2023	\$587,000	\$182,700	\$769,700	\$769,700
2022	\$501,777	\$103,500	\$605,277	\$605,277
2021	\$482,768	\$58,500	\$541,268	\$502,666
2020	\$398,469	\$58,500	\$456,969	\$456,969

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.