



Address: [305 COLD MOUNTAIN TR](#)
City: FORT WORTH
Georeference: 1605-8-19-70
Subdivision: BAR C RANCH
Neighborhood Code: 2N100H

Latitude: 32.8891561067
Longitude: -97.3681746276
TAD Map: 2036-444
MAPSCO: TAR-034E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BAR C RANCH Block 8 Lot 19

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: 2007

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$435,330

Protest Deadline Date: 5/24/2024

Site Number: 40889653

Site Name: BAR C RANCH-8-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,435

Percent Complete: 100%

Land Sqft^{*}: 6,969

Land Acres^{*}: 0.1599

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:

JOSE I TAN JR & CELEDONIA P TAN FAMILY TRUST

Primary Owner Address:

27611 ROSEBUD WAY
LAGUNA NIGUEL, CA 92977

Deed Date: 7/25/2024

Deed Volume:

Deed Page:

Instrument: [D224135038](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAN CELEDONIA;TAN JOSE L JR	7/26/2007	D207270325	0000000	0000000
FIRST TEXAS HOMES INC	4/4/2007	D207120257	0000000	0000000
CL TEXAS LP	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	\$310,896	\$75,000	\$385,896	\$385,896
2024	\$360,330	\$75,000	\$435,330	\$435,330
2023	\$357,547	\$55,000	\$412,547	\$412,547
2022	\$211,000	\$55,000	\$266,000	\$266,000
2021	\$211,000	\$55,000	\$266,000	\$266,000
2020	\$211,000	\$55,000	\$266,000	\$266,000

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

There are no exemptions for this property

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.