



Address: [421 DAKOTA RIDGE DR](#)

City: FORT WORTH

Georeference: 3916-4-1

Subdivision: BROOKWOOD PARK

Neighborhood Code: 1E060A

Latitude: 32.6302009494

Longitude: -97.3306559985

TAD Map: 2048-348

MAPSCO: TAR-105J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROOKWOOD PARK Block 4
Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40915298

Site Name: BROOKWOOD PARK-4-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,446

Percent Complete: 100%

Land Sqft^{*}: 6,736

Land Acres^{*}: 0.1546

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:

NAZARIAN TRUST THE

Primary Owner Address:

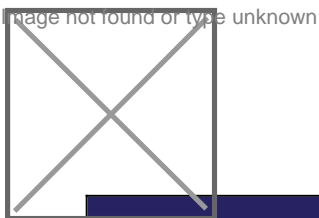
1029 MAYBROOK DR
BEVERLY HILLS, CA 90210

Deed Date: 11/12/2014

Deed Volume:

Deed Page:

Instrument: [D214260743](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAZARIAN ALAN	3/13/2013	D213067988	0000000	0000000
WARD RONALD C	7/18/2011	D211175765	0000000	0000000
FEDERAL NATIONA MORTGAGE ASSOC	3/7/2011	D211062588	0000000	0000000
ONEWEST BANK FSB	3/1/2011	D211054581	0000000	0000000
ALANO CHARLES;ALANO NORA	8/23/2006	D203268759	0000000	0000000
MORITZ INVESTMENTS LTD	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	\$361,513	\$35,000	\$396,513	\$396,513
2024	\$361,513	\$35,000	\$396,513	\$396,513
2023	\$316,407	\$35,000	\$351,407	\$351,407
2022	\$300,288	\$35,000	\$335,288	\$335,288
2021	\$213,887	\$35,000	\$248,887	\$248,887
2020	\$235,400	\$35,000	\$270,400	\$270,400

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.