



**Address:** [1344 SADDLE BLANKET CT](#)  
**City:** FORT WORTH  
**Georeference:** 44715A-11-13  
**Subdivision:** VILLAGES OF CHISHOLM RIDGE, TH  
**Neighborhood Code:** A2F010C

**Latitude:** 32.8764236723  
**Longitude:** -97.3393954535  
**TAD Map:** 2048-440  
**MAPSCO:** TAR-034R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VILLAGES OF CHISHOLM  
RIDGE, TH Block 11 Lot 13

**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)

**Site Number:** 41028414

**Site Name:** VILLAGES OF CHISHOLM RIDGE, TH-11-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,462

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,899

**Land Acres<sup>\*</sup>:** 0.0895

**Pool:** N

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$256,176

**Protest Deadline Date:** 5/15/2025

<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:**

NGANKENG ETICOLOVE SINCLAIR  
NANSI GISELE JOELLE KOUAYEP

**Primary Owner Address:**

1344 SADDLE BLANKET CT  
FORT WORTH, TX 76131

**Deed Date:** 10/16/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220270498](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN RES LEASING CO LLC	4/4/2013	<a href="#">D213101755</a>	0000000	0000000
AMERICAN RES PROPERTIES OP LP	12/12/2012	<a href="#">D212317161</a>	0000000	0000000
FOCUSED REAL PROPERTY SOLUTION	8/30/2011	<a href="#">D211220273</a>	0000000	0000000
FANNIE MAE	3/2/2010	<a href="#">D210051431</a>	0000000	0000000
MIGLIORI KAREN;MIGLIORI MITCHELL	10/2/2006	<a href="#">D206322338</a>	0000000	0000000
BEAZER HOMES TEXAS LP	4/24/2006	<a href="#">D206120867</a>	0000000	0000000
S CHISHOLM RIDGE II LTD	1/1/2006	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	\$171,597	\$40,000	\$211,597	\$211,597
2024	\$216,176	\$40,000	\$256,176	\$240,470
2023	\$228,039	\$40,000	\$268,039	\$218,609
2022	\$175,735	\$23,000	\$198,735	\$198,735
2021	\$153,577	\$23,000	\$176,577	\$176,577
2020	\$136,440	\$23,000	\$159,440	\$159,440

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.