



Address: [1304 SADDLE BLANKET CT](#)
City: FORT WORTH
Georeference: 44715A-12-10
Subdivision: VILLAGES OF CHISHOLM RIDGE, TH
Neighborhood Code: A2F010C

Latitude: 32.8764125976
Longitude: -97.340715457
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 12 Lot 10

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: 41028562

Site Name: VILLAGES OF CHISHOLM RIDGE, TH-12-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,418

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

Pool: N

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

POWERS STEPHEN

Primary Owner Address:

1304 SADDLE BLANKET CT
FORT WORTH, TX 76131

Deed Date: 5/12/2016

Deed Volume:

Deed Page:

Instrument: [D216101102](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FARMER BILLIE J	4/27/2007	D207161796	0000000	0000000
BEAZER HOMES TEXAS LP	4/24/2006	D206120867	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 ⁺
2025	\$181,979	\$42,000	\$223,979	\$223,979
2024	\$181,979	\$42,000	\$223,979	\$223,979
2023	\$208,180	\$42,000	\$250,180	\$206,951
2022	\$172,996	\$24,150	\$197,146	\$188,137
2021	\$150,861	\$24,150	\$175,011	\$171,034
2020	\$135,647	\$24,150	\$159,797	\$155,485

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)
- SOLAR & WIND POWERED DEVICES 11.27

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.