



Address: [1308 SADDLE BLANKET CT](#)
City: FORT WORTH
Georeference: 44715A-12-11
Subdivision: VILLAGES OF CHISHOLM RIDGE, TH
Neighborhood Code: A2F010C

Latitude: 32.8764166009
Longitude: -97.3405193996
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 11

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: 41028570

Site Name: VILLAGES OF CHISHOLM RIDGE, TH-12-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,232

Percent Complete: 100%

Land Sqft^{*}: 4,792

Land Acres^{*}: 0.1100

Pool: N

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: WILLIAM PORTWOOD (01111)

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:

C&R PROPERTY LLC

Primary Owner Address:

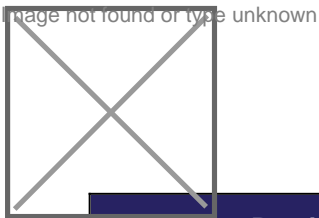
4413 VISTA RIDGE CIR
FORT WORTH, TX 76179

Deed Date: 10/16/2019

Deed Volume:

Deed Page:

Instrument: [D219238500](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROULX CAROLYN;PROULX RAYMOND	9/23/2015	D215218187		
PROULX TARA	10/7/2011	D211258882	0000000	0000000
AURORA LOAN SERVICES LLC	6/7/2011	D211141661	0000000	0000000
PARHAM JULIE C;PARHAM ROBERT	8/31/2006	D206280385	0000000	0000000
BEAZER HOMES TEXAS LP	4/24/2006	D206120867	0000000	0000000
S CHISHOLM RIDGE II LTD	1/1/2006	0000000000000000	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	\$248,000	\$40,000	\$288,000	\$288,000
2024	\$248,000	\$40,000	\$288,000	\$288,000
2023	\$260,000	\$40,000	\$300,000	\$300,000
2022	\$184,478	\$23,000	\$207,478	\$207,478
2021	\$184,478	\$23,000	\$207,478	\$207,478
2020	\$157,000	\$23,000	\$180,000	\$180,000

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.