



Address: [5225 SMOKEY RIDGE DR](#)
City: FORT WORTH
Georeference: 34285-1-27R
Subdivision: RIDGEVIEW ESTATES ADDITION
Neighborhood Code: 4S001D

Latitude: 32.6399401666
Longitude: -97.4034934183
TAD Map: 2024-352
MAPSCO: TAR-103E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGEVIEW ESTATES
ADDITION Block 1 Lot 27R

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2017

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Notice Sent Date: 4/15/2025

Notice Value: \$373,886

Protest Deadline Date: 5/24/2024

Site Number: 41032241

Site Name: RIDGEVIEW ESTATES ADDITION-1-27R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,968

Percent Complete: 100%

Land Sqft^{*}: 6,441

Land Acres^{*}: 0.1478

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:

ARRAS BRYAN
ARRAS KRISTIN

Primary Owner Address:

5225 SMOKEY RIDGE DR
FORT WORTH, TX 76123

Deed Date: 3/1/2018

Deed Volume:

Deed Page:

Instrument: [D218047042](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KING HOME BUILDERS LLC	5/11/2017	D217113572		
ROCK HOUSE RESIDENTIAL PROPERTIES LTD	8/4/2014	D214169846		
GBR REALTY 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	\$313,886	\$60,000	\$373,886	\$373,886
2024	\$313,886	\$60,000	\$373,886	\$342,874
2023	\$277,603	\$60,000	\$337,603	\$311,704
2022	\$236,506	\$50,000	\$286,506	\$283,367
2021	\$207,606	\$50,000	\$257,606	\$257,606
2020	\$187,896	\$50,000	\$237,896	\$237,896

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.