



Address: [1317 REALOAKS DR](#)
City: FORT WORTH
Georeference: 34587-9-11
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.8979752477
Longitude: -97.3394666248
TAD Map: 2048-444
MAPSCO: TAR-034D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGEVIEW FARMS Block 9 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)

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 41136500

Site Name: RIDGEVIEW FARMS-9-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,595

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

MENEZ MARIA R

Primary Owner Address:

1317 REALOAKS DR
FORT WORTH, TX 76131

Deed Date: 9/21/2018

Deed Volume:

Deed Page:

Instrument: [D218213688](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAILEY DON E Sr	7/31/2014	D214167691		
ENDEAVOR WALL HOMES LLC	3/24/2014	D214060466	0000000	0000000
HARMON ROAD/287 PARTNERS LP	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	\$331,607	\$80,000	\$411,607	\$411,607
2024	\$381,000	\$80,000	\$461,000	\$461,000
2023	\$435,860	\$55,000	\$490,860	\$456,585
2022	\$368,820	\$55,000	\$423,820	\$415,077
2021	\$322,343	\$55,000	\$377,343	\$377,343
2020	\$290,262	\$55,000	\$345,262	\$345,262

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.