



Address: [1217 REALOAKS DR](#)
City: FORT WORTH
Georeference: 34587-9-22
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.8979855958
Longitude: -97.3412630943
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 22

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: 41136624
Site Name: RIDGEVIEW FARMS-9-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,208
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:
TRAHAN JASON L
Primary Owner Address:
1217 REALOAKS DR
FORT WORTH, TX 76131-3379

Deed Date: 3/20/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214060684](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENDEAVOR WALL HOMES LLC	11/20/2013	D213303501	0000000	0000000
HARMON ROAD/287 PARTNERS LP	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	\$297,679	\$80,000	\$377,679	\$377,679
2024	\$343,000	\$80,000	\$423,000	\$423,000
2023	\$401,000	\$55,000	\$456,000	\$410,924
2022	\$332,925	\$55,000	\$387,925	\$373,567
2021	\$289,563	\$55,000	\$344,563	\$339,606
2020	\$253,733	\$55,000	\$308,733	\$308,733

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.