

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42255650

Address: 936 PINNACLE RIDGE RD

City: FORT WORTH
Georeference: 47156-9-9

Subdivision: WILLOW RIDGE ESTATES

Neighborhood Code: 2N300Q

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

# PROPERTY DATA

Legal Description: WILLOW RIDGE ESTATES

Block 9 Lot 9

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

NORTHWEST ISD (911)

State Code: A Year Built: 2017

Personal Property Account: N/A Agent: OWNWELL INC (12140) Notice Sent Date: 4/15/2025 Notice Value: \$376,601

Protest Deadline Date: 5/24/2024

Site Number: 800021977

Latitude: 32.9351828093

**TAD Map:** 2036-460 **MAPSCO:** TAR-019M

Longitude: -97.3784597508

**Site Name:** WILLOW RIDGE ESTATES 9 9 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,189
Percent Complete: 100%

Land Sqft\*: 6,120 Land Acres\*: 0.1405

Pool: N

+++ Rounded.

### OWNER INFORMATION

**Current Owner:** 

SANDRA PARK REVOCABLE LIVING TRUST

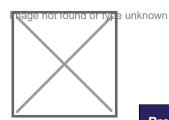
**Primary Owner Address:** 936 PINNACLE RIDGE RD HASLET, TX 76052

Deed Volume:
Deed Page:

**Instrument:** D224100213

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARK SANDRA	7/14/2020	D220167295		
KIRKLAND KEITH	12/4/2017	D217281249		

## **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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$229,338	\$100,000	\$329,338	\$329,338
2024	\$276,601	\$100,000	\$376,601	\$376,601
2023	\$315,000	\$70,000	\$385,000	\$344,850
2022	\$271,156	\$70,000	\$341,156	\$313,500
2021	\$215,000	\$70,000	\$285,000	\$285,000
2020	\$208,995	\$70,000	\$278,995	\$278,995

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.

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