



**Address:** [1217 KANATA CT](#)  
**City:** FORT WORTH  
**Georeference:** 34587-16-15  
**Subdivision:** RIDGEVIEW FARMS  
**Neighborhood Code:** 2N100I

**Latitude:** 32.9009486278  
**Longitude:** -97.3407253362  
**TAD Map:** 2048-448  
**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 16  
Lot 15

**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:** 2019

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$320,512

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800026410  
**Site Name:** RIDGEVIEW FARMS 16 15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,010  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,011  
**Land Acres<sup>\*</sup>:** 0.1380  
**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

SILWAL BAL KRISHNA  
SILWAL RIMA

**Primary Owner Address:**

1217 KANATA CT  
FORT WORTH, TX 76131

**Deed Date:** 3/10/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221189393](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SILWAL BAL KRISHNA;SILWAL RIMA	3/24/2020	<a href="#">D220078285</a>		
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	3/23/2020	<a href="#">D220078284</a>		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	12/5/2018	<a href="#">D218268092</a>		

## 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 <sup>+</sup>
2025	\$240,512	\$80,000	\$320,512	\$320,512
2024	\$240,512	\$80,000	\$320,512	\$319,000
2023	\$235,000	\$55,000	\$290,000	\$290,000
2022	\$252,004	\$55,000	\$307,004	\$291,500
2021	\$210,000	\$55,000	\$265,000	\$265,000
2020	\$51,938	\$55,000	\$106,938	\$106,938

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)
- DISABLED VET 50 to 69 PCT 11.22

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.