



**Address:** [1240 RIDLEY ST](#)  
**City:** FORT WORTH  
**Georeference:** 34587-16-16  
**Subdivision:** RIDGEVIEW FARMS  
**Neighborhood Code:** 2N100I

**Latitude:** 32.9012495754  
**Longitude:** -97.3407239459  
**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 16

**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:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800026397

**Site Name:** RIDGEVIEW FARMS 16 16

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,036

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,229

**Land Acres<sup>\*</sup>:** 0.1430

**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:**

KAIS SOLOMON LUME JR  
KAIS RITA BEYAN

**Primary Owner Address:**

1240 RIDLEY ST  
FORT WORTH, TX 76131

**Deed Date:** 7/16/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220171487](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	7/15/2020	<a href="#">D220171486</a>		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	4/5/2019	<a href="#">D219071133</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	\$281,595	\$80,000	\$361,595	\$361,595
2024	\$281,595	\$80,000	\$361,595	\$361,595
2023	\$322,758	\$55,000	\$377,758	\$335,360
2022	\$254,045	\$55,000	\$309,045	\$304,873
2021	\$222,157	\$55,000	\$277,157	\$277,157
2020	\$0	\$38,500	\$38,500	\$38,500

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.