

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42319224

Address: 1040 PINNACLE RIDGE RD

City: FORT WORTH

Georeference: 47156-10-31

Subdivision: WILLOW RIDGE ESTATES

Neighborhood Code: 2N300Q

Googlet Mapd or type unknown

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

# PROPERTY DATA

Legal Description: WILLOW RIDGE ESTATES

Block 10 Lot 31

**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: 2019

Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 800027639

Latitude: 32.9362261589

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

Longitude: -97.3819571866

**Site Name:** WILLOW RIDGE ESTATES 10 31 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,686
Percent Complete: 100%

Land Sqft\*: 9,583 Land Acres\*: 0.2200

Pool: N

+++ Rounded.

# **OWNER INFORMATION**

**Current Owner:** 

TRAN KIM
PHOMMAVONG BOUNTHAM
Primary Owner Address:
1040 PINNACLE RIDGE RD

HASLET, TX 76052

Deed Date: 4/5/2019 Deed Volume: Deed Page:

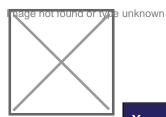
**Instrument:** D219071368

### **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.

08-15-2025 Page 1

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



Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$383,062	\$100,000	\$483,062	\$483,062
2024	\$383,062	\$100,000	\$483,062	\$483,062
2023	\$463,259	\$40,000	\$503,259	\$463,069
2022	\$463,479	\$40,000	\$503,479	\$420,972
2021	\$342,702	\$40,000	\$382,702	\$382,702
2020	\$342,702	\$40,000	\$382,702	\$382,702

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

08-15-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.