

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42319313

Address: 1004 PINNACLE RIDGE RD

City: FORT WORTH

Georeference: 47156-10-40

**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 10 Lot 40

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: 2018

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$551,095

Protest Deadline Date: 5/24/2024

Site Number: 800027645

Latitude: 32.9353624547

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

Longitude: -97.3804382244

**Site Name:** WILLOW RIDGE ESTATES 10 40 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,832
Percent Complete: 100%

Land Sqft\*: 7,405 Land Acres\*: 0.1700

Pool: N

+++ Rounded.

#### OWNER INFORMATION

**Current Owner:** 

HODGES CLINTON COLE HODGES SHEMELE LIN **Primary Owner Address:** 1004 PINNACLE RIDGE RD

HASLET, TX 76052

**Deed Date: 12/3/2018** 

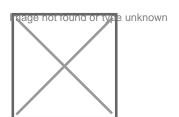
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Instrument: D218266365

### **VALUES**

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



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	\$451,095	\$100,000	\$551,095	\$541,717
2024	\$451,095	\$100,000	\$551,095	\$492,470
2023	\$563,890	\$40,000	\$603,890	\$447,700
2022	\$496,627	\$40,000	\$536,627	\$407,000
2021	\$330,000	\$40,000	\$370,000	\$370,000
2020	\$330,000	\$40,000	\$370,000	\$370,000

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.

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