



**Address:** [5436 QUIET WOODS TR](#)  
**City:** FORT WORTH  
**Georeference:** 34285-1-12  
**Subdivision:** RIDGEVIEW ESTATES ADDITION  
**Neighborhood Code:** 4S001E

**Latitude:** 32.6407762017  
**Longitude:** -97.4073809736  
**TAD Map:** 2024-352  
**MAPSCO:** TAR-102H



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RIDGEVIEW ESTATES  
ADDITION Block 1 Lot 12

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A  
**Year Built:** 2019  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800038730  
**Site Name:** RIDGEVIEW ESTATES ADDITION 1 12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,996  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,637  
**Land Acres<sup>\*</sup>:** 0.1524  
**Pool:** N

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
MANCHA VALARI T  
MANCHA BRADLEY W  
**Primary Owner Address:**  
5436 QUIET WOODS TRL  
FORT WORTH, TX 76123

**Deed Date:** 7/26/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219165397](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLOOMFIELD HOMES LP	1/15/2019	<a href="#">D219010185</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	\$306,067	\$65,000	\$371,067	\$371,067
2024	\$306,067	\$65,000	\$371,067	\$371,067
2023	\$322,468	\$65,000	\$387,468	\$387,468
2022	\$260,614	\$55,000	\$315,614	\$315,614
2021	\$224,294	\$55,000	\$279,294	\$279,294
2020	\$213,112	\$55,000	\$268,112	\$268,112

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

There are no exemptions for this property

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.