



Tarrant Appraisal District Property Information | PDF Account Number: 42453532

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



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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

Site Number: 800038730 Site Name: RIDGEVIEW ESTATES ADDITION 1 12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,996 Percent Complete: 100% Land Sqft^{*}: 6,637 Land Acres^{*}: 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

Protest Deadline Date: 5/24/2024

Current Owner:

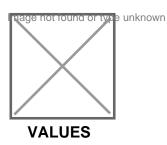
MANCHA VALARI T MANCHA BRADLEY W

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	D219010185		



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	\$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.