



**Address:** [249 SUNSET LN](#)  
**City:** FORT WORTH  
**Georeference:** 34270-3R-11R  
**Subdivision:** RIDGE, THE  
**Neighborhood Code:** A4C020D

**Latitude:** 32.7569611161  
**Longitude:** -97.3967987322  
**TAD Map:** 2030-396  
**MAPSCO:** TAR-061W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGE, THE Block 3R Lot 11R

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CASTLEBERRY ISD (917)

**State Code:** A

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800050025  
**Site Name:** RIDGE, THE 3 11R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,102  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,179  
**Land Acres<sup>\*</sup>:** 0.0730  
**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:**

RABBASS MICHAEL DON  
PRESTON MICHELLE ANN

**Primary Owner Address:**  
249 SUNSET LN  
FORT WORTH, TX 76114

**Deed Date:** 5/11/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223081984](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	2/24/2021	<a href="#">D221052261</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	\$417,346	\$75,000	\$492,346	\$492,346
2024	\$417,346	\$75,000	\$492,346	\$492,346
2023	\$79,781	\$75,000	\$154,781	\$154,781
2022	\$0	\$70,000	\$70,000	\$70,000
2021	\$0	\$70,000	\$70,000	\$70,000
2020	\$0	\$70,000	\$70,000	\$70,000

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.