



**Address:** [1236 RIDLEY ST](#)  
**City:** FORT WORTH  
**Georeference:** 34587-16-17  
**Subdivision:** RIDGEVIEW FARMS  
**Neighborhood Code:** 2N100I

**Latitude:** 32.9012506432  
**Longitude:** -97.3409005132  
**TAD Map:** 2042-448  
**MAPSCO:** TAR-034D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGEVIEW FARMS Block 16  
Lot 17 PLAT D220042010

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$362,802

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

**Site Number:** 800052395  
**Site Name:** RIDGEVIEW FARMS 16 17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,036  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,575  
**Land Acres<sup>\*</sup>:** 0.1280  
**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:**

KHOURY RYAN KAMAL  
KEARNEY MARY-KATHERINE ELAINE

**Primary Owner Address:**

1236 RIDLEY ST  
FORT WORTH, TX 76131

**Deed Date:** 3/12/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221070176](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOMES OF TEXAS LP	10/19/2020	<a href="#">D220284661</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	\$282,802	\$80,000	\$362,802	\$362,802
2024	\$282,802	\$80,000	\$362,802	\$348,976
2023	\$323,964	\$55,000	\$378,964	\$317,251
2022	\$233,410	\$55,000	\$288,410	\$288,410
2021	\$89,352	\$55,000	\$144,352	\$144,352
0	\$0	\$0	\$0	\$0

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

- 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.