



Address: [1100 BLUESPIRE DR](#)
City: FORT WORTH
Georeference: 34587-21-3
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.9033985549
Longitude: -97.3436072894
TAD Map: 2048-448
MAPSCO: TAR-034C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGEVIEW FARMS Block 21
Lot 3 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: 2021
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800052482
Site Name: RIDGEVIEW FARMS 21 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,828
Percent Complete: 100%
Land Sqft^{*}: 6,534
Land Acres^{*}: 0.1500
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:
BANIYA SOYUZ
BANIYA JAYA
Primary Owner Address:
1100 BLUESPIRE DR
FORT WORTH, TX 76131

Deed Date: 11/19/2021
Deed Volume:
Deed Page:
Instrument: [D221345197](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------|----------|----------------------------|-------------|-----------|
| PULTE HOMES OF TEXAS LP | 4/8/2021 | D221109800 | | |



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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$344,009 | \$80,000 | \$424,009 | \$424,009 |
| 2024 | \$344,009 | \$80,000 | \$424,009 | \$424,009 |
| 2023 | \$394,634 | \$55,000 | \$449,634 | \$401,617 |
| 2022 | \$310,106 | \$55,000 | \$365,106 | \$365,106 |
| 2021 | \$0 | \$38,500 | \$38,500 | \$38,500 |
| 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.