

Property Information | PDF

Account Number: 42632046

Address: 1044 BRIARBUSH CT

City: FORT WORTH **Georeference:** 34587-22-3

Subdivision: RIDGEVIEW FARMS

Neighborhood Code: 2N100I

Googlet Mapd or type unknown

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

## PROPERTY DATA

Legal Description: RIDGEVIEW FARMS Block 22

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: 800052491

Latitude: 32.9033988183

**TAD Map:** 2042-448 MAPSCO: TAR-034C

Longitude: -97.3450916685

Site Name: RIDGEVIEW FARMS 22 3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,393 Percent Complete: 100%

**Land Sqft\***: 6,011 Land Acres\*: 0.1380

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

PAKHRIN ANIL LAMA Deed Date: 3/24/2022

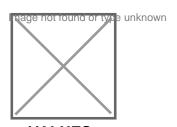
LAMA PRATIMA **Deed Volume: Primary Owner Address: Deed Page:** 

1044 BRIARBUSH CT Instrument: D222082512 FORT WORTH, TX 76131

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOMES OF TEXAS LP	7/9/2021	D221209696		

08-07-2025 Page 1

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



**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	\$175,000	\$80,000	\$255,000	\$255,000
2024	\$205,244	\$80,000	\$285,244	\$285,244
2023	\$234,657	\$55,000	\$289,657	\$289,657
2022	\$185,582	\$55,000	\$240,582	\$240,582
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.

## **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.

08-07-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.