



Address: [1105 BLUESPIRE DR](#)
City: FORT WORTH
Georeference: 34587-22-23
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.9035419558
Longitude: -97.3441669307
TAD Map: 2042-448
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 22
Lot 23 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: 800052379
Site Name: RIDGEVIEW FARMS 22 23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,975
Percent Complete: 100%
Land Sqft^{*}: 5,837
Land Acres^{*}: 0.1340
Pool: N

+++ Rounded.

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

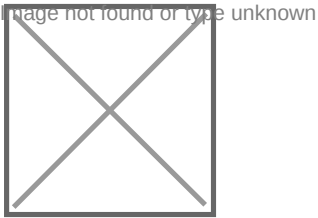
OWNER INFORMATION

Current Owner:
FAN YANLI
Primary Owner Address:
1105 BLUESPIRE DR
FORT WORTH, TX 76131

Deed Date: 7/21/2022
Deed Volume:
Deed Page:
Instrument: [D22188639](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOMES OF TEXAS LP	8/25/2021	D221253644		

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	\$260,000	\$80,000	\$340,000	\$340,000
2024	\$279,277	\$80,000	\$359,277	\$359,277
2023	\$319,973	\$55,000	\$374,973	\$374,973
2022	\$50,408	\$55,000	\$105,408	\$105,408
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

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.