



Image not found or type unknown

Address: [644 RIDGEWATER TR](#)
City: FORT WORTH
Georeference: 45261N-39-44
Subdivision: WATERSBEND NORTH
Neighborhood Code: 2N100A

Latitude: 32.9104654072
Longitude: -97.372880569
TAD Map: 2036-452
MAPSCO: TAR-019Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATERSBEND NORTH Block
39 Lot 44 PLAT D220095703

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

Site Number: 800052253
Site Name: WATERSBEND NORTH 39 44 PLAT D220095703
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,451
Percent Complete: 100%
Land Sqft^{*}: 7,319
Land Acres^{*}: 0.1680
Pool: N

State Code: A
Year Built: 2022
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$369,340
Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
THE MCLEAN FAMILY LIVING TRUST
Primary Owner Address:
644 RIDGEWATER TRL
FORT WORTH, TX 76131

Deed Date: 3/5/2024
Deed Volume:
Deed Page:
Instrument: [D224047495](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCLEAN JANETT;MCLEAN RICARDO SR	7/29/2022	D222190292		



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	\$304,340	\$65,000	\$369,340	\$369,340
2024	\$304,340	\$65,000	\$369,340	\$369,340
2023	\$374,235	\$70,000	\$444,235	\$444,235
2022	\$0	\$42,600	\$42,600	\$42,600
2021	\$0	\$42,600	\$42,600	\$42,600
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.