



**Address:** [1245 TIMBERHURST TR](#)  
**City:** FORT WORTH  
**Georeference:** 34587-22-45  
**Subdivision:** RIDGEVIEW FARMS  
**Neighborhood Code:** 2N100I

**Latitude:** 32.9039140576  
**Longitude:** -97.3405320162  
**TAD Map:** 2048-448  
**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 22  
Lot 45

**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:** 2022

**Personal Property Account:** N/A

**Agent:** GEORGE MCELROY & ASSOCIATES INC (00030)

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

**Site Number:** 800075283  
**Site Name:** RIDGEVIEW FARMS Block 22 Lot 45  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,732  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,489  
**Land Acres<sup>\*</sup>:** 0.1260  
**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:**

DUBUISSON GERALD  
DUBUISSON EDITH

**Primary Owner Address:**  
1245 TIMBERHURST TRL  
FORT WORTH, TX 76131

**Deed Date:** 4/20/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223068639](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOMES OF TEXAS LP	8/8/2022	<a href="#">D222202138</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	\$251,737	\$80,000	\$331,737	\$331,737
2024	\$251,737	\$80,000	\$331,737	\$331,737
2023	\$115,326	\$55,000	\$170,326	\$170,326
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.