



Address: [1309 TIMBERHURST TR](#)
City: FORT WORTH
Georeference: 34587-22-49
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.903258464
Longitude: -97.3399983161
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 49

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: 2023

Personal Property Account: N/A

Agent: GEORGE MCELROY & ASSOCIATES INC (00030)

Protest Deadline Date: 5/24/2024

Site Number: 800075287
Site Name: RIDGEVIEW FARMS Block 22 Lot 49
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,670
Percent Complete: 100%
Land Sqft^{*}: 6,273
Land Acres^{*}: 0.1440
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:

CARR COLIN G
CARR SYDNEY D

Primary Owner Address:
1309 TIMBERHURST TRL
FORT WORTH, TX 76131

Deed Date: 4/27/2023
Deed Volume:
Deed Page:
Instrument: [D223074345](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOMES OF TEXAS LP	8/30/2022	D222218242		



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	\$238,792	\$80,000	\$318,792	\$318,792
2024	\$238,792	\$80,000	\$318,792	\$318,792
2023	\$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.