



Address: [313 RANGARS RIDGE PL](#)
City: FORT WORTH
Georeference: 26351-2-24
Subdivision: MOCKINGBIRD ESTATES ADDITION
Neighborhood Code: 1B2000

Latitude: 32.7747727784
Longitude: -97.2014005839
TAD Map: 2090-400
MAPSCO: TAR-066Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MOCKINGBIRD ESTATES
ADDITION Block 2 Lot 24

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 800089556
Site Name: MOCKINGBIRD ESTATES ADDITION Block 2 Lot 24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,573
Percent Complete: 100%
Land Sqft^{*}: 7,700
Land Acres^{*}: 0.1768
Pool: N

State Code: A
Year Built: 2023
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Notice Sent Date: 4/15/2025
Notice Value: \$453,853
Protest Deadline Date: 5/24/2024

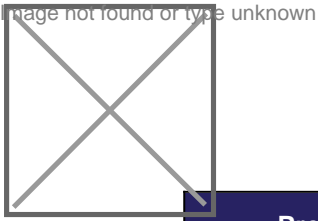
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
RIJAL SUMITRA
RIMAL SANTOSH
Primary Owner Address:
313 RANGARS RIDGE PL
FORT WORTH, TX 76120

Deed Date: 2/22/2024
Deed Volume:
Deed Page:
Instrument: [D224032230](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOMES OF TEXAS LP	8/29/2023	D223169442		

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	\$373,853	\$80,000	\$453,853	\$453,853
2024	\$157,789	\$80,000	\$237,789	\$237,789
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.