



LOCATION

Address: [3554 WIND RIVER CT](#)

City: FORT WORTH

Georeference: 34325-24-39

Subdivision: RIDGLEA COUNTRY CLUB EST

Neighborhood Code: 4R010B

Latitude: 32.6984107848

Longitude: -97.4271958071

TAD Map: 2018-372

MAPSCO: TAR-088B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGLEA COUNTRY CLUB EST
Block 24 Lot 39

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)

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02404796

Site Name: RIDGLEA COUNTRY CLUB EST-24-39

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,767

Percent Complete: 100%

Land Sqft^{*}: 15,950

Land Acres^{*}: 0.3661

Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

FRANSON ERIC T

FRANSON TAMMI L

Primary Owner Address:

3554 WIND RIVER CT
FORT WORTH, TX 76116-9329

Deed Date: 10/19/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212266375](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------|-------------|-----------|
| FRANSON ERIC T;FRANSON TAMMI L | 5/8/2001 | 00148780000142 | 0014878 | 0000142 |
| NEEDHAM ALLYN;NEEDHAM CASSANDRA | 8/31/1990 | 00100390002195 | 0010039 | 0002195 |
| KEYSER MARIAN J;KEYSER PETER D | 7/5/1984 | 00078800000857 | 0007880 | 0000857 |
| DON D RODGERS INC | 7/25/1983 | 00075640002091 | 0007564 | 0002091 |
| ERNEST ALLEN DEV CO | 12/31/1900 | 00000000000000 | 0000000 | 0000000 |

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 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$440,403 | \$106,950 | \$547,353 | \$483,999 |
| 2023 | \$374,000 | \$95,000 | \$469,000 | \$439,999 |
| 2022 | \$314,999 | \$85,000 | \$399,999 | \$399,999 |
| 2021 | \$314,999 | \$85,000 | \$399,999 | \$399,999 |
| 2020 | \$315,000 | \$85,000 | \$400,000 | \$400,000 |

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.