

## LOCATION

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**Address:** [6904 TRAPPINGHAM TERR](#)  
**City:** FORT WORTH  
**Georeference:** 34345-22-13  
**Subdivision:** RIDGLEA HILLS ADDITION  
**Neighborhood Code:** 4R003C

**Latitude:** 32.7127908728  
**Longitude:** -97.436800481  
**TAD Map:** 2018-380  
**MAPSCO:** TAR-074S



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** RIDGLEA HILLS ADDITION  
Block 22 Lot 13

**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:** 1954

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02407590

**Site Name:** RIDGLEA HILLS ADDITION-22-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,861

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,112

**Land Acres<sup>\*</sup>:** 0.3010

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

SMITH KAITLIN R  
HODGES CHARLES CODY

**Primary Owner Address:**  
6904 TRAPPINGHAM TERR  
FORT WORTH, TX 76116

**Deed Date:** 6/24/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221182266](#)

| Previous Owners                                  | Date       | Instrument                 | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| CUMMINGS CAMERON MICHAEL;CUMMINGS JENNIFER DIANE | 1/6/2017   | <a href="#">D217008370</a> |             |           |
| HARRIS RODNEY K                                  | 6/10/2016  | <a href="#">D216130946</a> |             |           |
| ROARK GRIFFIN                                    | 11/30/2015 | <a href="#">D215271453</a> |             |           |
| RUSTON BUILDING COMPANY LP                       | 7/13/2015  | <a href="#">D215156708</a> |             |           |
| AVOCET VENTURES LP                               | 7/6/2015   | <a href="#">D215148057</a> |             |           |
| MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1    | 5/5/2015   | <a href="#">D215096566</a> |             |           |
| WAGGONER BOBBIE                                  | 2/3/2006   | 00000000000000             | 0000000     | 0000000   |
| WAGGONER BOBBIE;WAGGONER WILLARD EST             | 11/13/1995 | 00121810000015             | 0012181     | 0000015   |
| LILLEY MARY KAY                                  | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$315,000          | \$110,000   | \$425,000    | \$425,000                    |
| 2023 | \$277,373          | \$110,000   | \$387,373    | \$387,373                    |
| 2022 | \$278,214          | \$110,000   | \$388,214    | \$388,214                    |
| 2021 | \$245,000          | \$110,000   | \$355,000    | \$355,000                    |
| 2020 | \$245,000          | \$110,000   | \$355,000    | \$355,000                    |

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.