

## LOCATION

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**Address:** [4451 RIDGEVALE RD](#)  
**City:** FORT WORTH  
**Georeference:** 34345-26-18  
**Subdivision:** RIDGLEA HILLS ADDITION  
**Neighborhood Code:** 4R003C

**Latitude:** 32.708992506  
**Longitude:** -97.4362724273  
**TAD Map:** 2018-376  
**MAPSCO:** TAR-074W



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 26 Lot 18

**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:** 1955

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02408635  
**Site Name:** RIDGLEA HILLS ADDITION-26-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,042  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,200  
**Land Acres<sup>\*</sup>:** 0.3030  
**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:**

FLAHERTY PATRICK MICHAEL  
FLAHERTY VALORIE NICOLE

**Primary Owner Address:**

4451 RIDGEVALE RD  
FORT WORTH, TX 76116

**Deed Date:** 7/13/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221202220](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCORMICK MICHELLE;ROBLES JUSTIN	10/17/2017	<a href="#">D217241924</a>		
JJ3E LLC	11/10/2016	<a href="#">D216281475</a>		
JJ3E LLC	11/10/2016	<a href="#">D216271076</a>		
HEB HOMES LLC	11/9/2016	<a href="#">D216270500</a>		
NORAVI PROPERTIES LLC	8/10/2016	<a href="#">D216182743</a>		
ROSS VICKIE A	7/31/2006	<a href="#">D206238373</a>	0000000	0000000
UTLEY GARY D;UTLEY THERESA D	4/6/2001	00148440000428	0014844	0000428
WILKINSON JEFFERY;WILKINSON SALLY	5/28/1998	00132420000193	0013242	0000193
MAURER MARGARET;MAURER STEPHEN	8/24/1989	00096860001889	0009686	0001889
EDMUNDS R DAVID	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	\$376,500	\$110,000	\$486,500	\$447,014
2023	\$328,875	\$110,000	\$438,875	\$406,376
2022	\$259,433	\$110,000	\$369,433	\$369,433
2021	\$251,952	\$110,000	\$361,952	\$356,729
2020	\$214,299	\$110,000	\$324,299	\$324,299

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.