



## LOCATION

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**Address:** [4620 WESTRIDGE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34315-52-3R4  
**Subdivision:** RIDGLEA ADDITION  
**Neighborhood Code:** 4R003H

**Latitude:** 32.7160926545  
**Longitude:** -97.4161466037  
**TAD Map:** 2024-380  
**MAPSCO:** TAR-074U



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 ADDITION Block 52  
Lot 3R4

**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:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05761522

**Site Name:** RIDGLEA ADDITION-52-3R4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,404

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,000

**Land Acres<sup>\*</sup>:** 0.2295

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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:**

VAN SON JOHN

**Primary Owner Address:**

4620 WESTRIDGE AVE  
FORT WORTH, TX 76116

**Deed Date:** 5/17/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219115689](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VAN SON ANDREA LYNN;VAN SON JOHN MICHAEL	8/30/2017	151 2017-014717		
BELLUCCI ANDREA L;VAN SON JOHN M	6/15/2017	<a href="#">D217152059</a>		
FINKBONER PATSY	6/26/2015	<a href="#">D215185150</a>		
FINKBONER PATSY;FINKBONER WAYNE E EST	2/7/2002	00155240000138	0015524	0000138
COMFORT BUILDERS INC	4/24/2000	00143300000128	0014330	0000128
PARKER FRED;PARKER GLENDA	1/26/1993	00109410001249	0010941	0001249
BANK OF COMMERCE	5/3/1988	00092580002303	0009258	0002303
DARROW RAYMOND L	1/1/1985	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	\$367,130	\$110,000	\$477,130	\$477,130
2023	\$368,908	\$110,000	\$478,908	\$478,908
2022	\$370,684	\$110,000	\$480,684	\$480,684
2021	\$372,462	\$110,000	\$482,462	\$476,153
2020	\$322,866	\$110,000	\$432,866	\$432,866

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.