



LOCATION

Address: [4425 NORTHVIEW CT](#)
City: FORT WORTH
Georeference: 24315-20-6
Subdivision: LOST CREEK ADDITION
Neighborhood Code: 4A100M

Latitude: 32.7072535469
Longitude: -97.5222697292
TAD Map: 1988-376
MAPSCO: TAR-071Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LOST CREEK ADDITION Block
20 Lot 6

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: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06802370

Site Name: LOST CREEK ADDITION Block 20 Lot 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,564

Percent Complete: 100%

Land Sqft^{*}: 13,166

Land Acres^{*}: 0.3022

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MINNEWEATHER RYAN ANGELA

Primary Owner Address:

4425 NORTHVIEW CT
ALEDO, TX 76008

Deed Date: 1/1/2021

Deed Volume:

Deed Page:

Instrument: [D219284564](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MINNEWEATHER RYAN ANGELA;RYAN SAVOYE RICQIA	12/5/2019	D219284564		
WARE CAMERON L;WARE WENDY P	10/15/2013	D213270074	0000000	0000000
SULLIVAN MELANIE;SULLIVAN SEAN	9/30/2009	D209265429	0000000	0000000
HODGES RICHARD R;HODGES SHIRLEY	4/24/2007	D207152640	0000000	0000000
LC HIGHLANDS LTD PRTNSHP	1/1/1995	000000000000000	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	\$370,000	\$100,000	\$470,000	\$470,000
2023	\$420,000	\$80,000	\$500,000	\$462,344
2022	\$340,313	\$80,000	\$420,313	\$420,313
2021	\$59,645	\$40,000	\$99,645	\$99,645
2020	\$0	\$68,000	\$68,000	\$68,000

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.