

## LOCATION

**Address:** [4405 RAVENSBROOK CT](#)  
**City:** FORT WORTH  
**Georeference:** 17395H-20-40  
**Subdivision:** HARVEST RIDGE ADDITION  
**Neighborhood Code:** 3K600K

**Latitude:** 32.9679338018  
**Longitude:** -97.2648312594  
**TAD Map:** 2072-472  
**MAPSCO:** TAR-008V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HARVEST RIDGE ADDITION  
 Block 20 Lot 40

**Jurisdictions:**  
 CITY OF FORT WORTH (026)  
 TARRANT COUNTY (220)  
 TARRANT COUNTY HOSPITAL (224)  
 TARRANT COUNTY COLLEGE (225)  
 KELLER ISD (907)

**State Code:** A  
**Year Built:** 2006  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 40826570  
**Site Name:** HARVEST RIDGE ADDITION-20-40  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,260  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,792  
**Land Acres<sup>\*</sup>:** 0.1100  
**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

**Current Owner:**  
 HICKS CYNTHIA  
**Primary Owner Address:**  
 4405 RAVENSBROOK CT  
 KELLER, TX 76244-5820

**Deed Date:** 10/12/2006  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D206329335](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMAN FAMILY BUILDERS LP	3/3/2006	<a href="#">D206065906</a>	0000000	0000000
HARVEST RIDGE LP	1/1/2005	00000000000000	0000000	0000000

## VALUES

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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	\$259,686	\$65,000	\$324,686	\$324,686
2023	\$300,712	\$65,000	\$365,712	\$314,644
2022	\$255,442	\$50,000	\$305,442	\$286,040
2021	\$210,036	\$50,000	\$260,036	\$260,036
2020	\$189,317	\$50,000	\$239,317	\$239,317

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

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- 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.