



## LOCATION

**Address:** [4912 IVY CHARM WAY](#)  
**City:** FORT WORTH  
**Georeference:** 34270-3R-23R  
**Subdivision:** RIDGE, THE  
**Neighborhood Code:** 2C040A

**Latitude:** 32.7573724093  
**Longitude:** -97.3960327042  
**TAD Map:** 2030-396  
**MAPSCO:** TAR-061X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGE, THE Block 3R Lot 23R

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CASTLEBERRY ISD (917)

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800050035  
**Site Name:** RIDGE, THE 3 23R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,380  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 1,947  
**Land Acres<sup>\*</sup>:** 0.0447  
**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:**

CALLAHAN AUBREY RAY  
CALLAHAN JUSTINE LA SHAE

**Primary Owner Address:**

4912 IVY CHARM WAY  
FORT WORTH, TX 76114

**Deed Date:** 2/25/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221054625](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	12/17/2019	<a href="#">D219290071</a>		

## 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	\$471,692	\$48,675	\$520,367	\$520,367
2023	\$460,776	\$100,000	\$560,776	\$474,866
2022	\$331,696	\$100,000	\$431,696	\$431,696
2021	\$331,696	\$100,000	\$431,696	\$431,696
2020	\$0	\$70,000	\$70,000	\$70,000

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

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- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22

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.