



LOCATION

Address: [12217 RIDGE TREE RD](#)
City: FORT WORTH
Georeference: 10973-A-19
Subdivision: EDGEWOOD
Neighborhood Code: 4B012D

Latitude: 32.5801859918
Longitude: -97.3322335488
TAD Map: 2048-332
MAPSCO: TAR-118M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDGEWOOD Block A Lot 19

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40901041
Site Name: EDGEWOOD-A-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,194
Percent Complete: 100%
Land Sqft^{*}: 6,998
Land Acres^{*}: 0.1606
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:

WILLIAMSON RYAN
VELARDE JULISSA

Primary Owner Address:

12217 RIDGE TREE RD
CROWLEY, TX 76036

Deed Date: 1/9/2015

Deed Volume:

Deed Page:

Instrument: [D215005780](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLOOMFIELD HOMES LP	12/28/2012	D212319573	0000000	0000000
MHI PARTNERSHIP LTD	2/8/2006	D206046267	0000000	0000000
210 EDGEWOOD LP	1/1/2005	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	\$351,995	\$65,000	\$416,995	\$414,095
2023	\$349,490	\$45,000	\$394,490	\$376,450
2022	\$304,576	\$45,000	\$349,576	\$342,227
2021	\$270,509	\$45,000	\$315,509	\$311,115
2020	\$246,199	\$45,000	\$291,199	\$282,832

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.