

LOCATION

Address: [12213 RIDGE TREE RD](#)
City: FORT WORTH
Georeference: 10973-A-20
Subdivision: EDGEWOOD
Neighborhood Code: 4B012D

Latitude: 32.5803726179
Longitude: -97.3322781886
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 20

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: 2013

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40901068
Site Name: EDGEWOOD-A-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,034
Percent Complete: 100%
Land Sqft^{*}: 6,602
Land Acres^{*}: 0.1515
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:

WAIR ARTHELIA

Primary Owner Address:

12213 RIDGE TREE RD
CROWLEY, TX 76036-4154

Deed Date: 3/29/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213082245](#)

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	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 ⁺
2025	\$335,468	\$65,000	\$400,468	\$400,468
2024	\$335,468	\$65,000	\$400,468	\$400,468
2023	\$337,786	\$45,000	\$382,786	\$366,453
2022	\$290,306	\$45,000	\$335,306	\$333,139
2021	\$257,854	\$45,000	\$302,854	\$302,854
2020	\$235,156	\$45,000	\$280,156	\$280,156

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.