



**Address:** [1217 RIDGEWOOD CIR](#)  
**City:** SOUTHLAKE  
**Georeference:** 8200-4-5  
**Subdivision:** CONTINENTAL PARK ESTATES ADDN  
**Neighborhood Code:** 3S0300

**Latitude:** 32.9250063811  
**Longitude:** -97.1706186593  
**TAD Map:** 2096-456  
**MAPSCO:** TAR-025P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CONTINENTAL PARK ESTATES  
ADDN Block 4 Lot 5

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00621315

**Site Name:** CONTINENTAL PARK ESTATES ADDN-4-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,575

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 26,671

**Land Acres<sup>\*</sup>:** 0.6122

**Pool:** Y

<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:**

CEDAR TRUST

**Primary Owner Address:**

670 PEYTONVILLE AVE  
SOUTHLAKE, TX 76092

**Deed Date:** 1/26/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222025157](#)

| Previous Owners                 | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| JBP LEASING LLC                 | 6/16/2017  | <a href="#">D217138694</a> |             |           |
| BAZAR BRIAN L;BAZAR MELODY B    | 5/26/2000  | 00143730000418             | 0014373     | 0000418   |
| ASSOCIATES RELOCATION MGMT CO   | 4/18/2000  | 00143730000416             | 0014373     | 0000416   |
| REXER JOSEPH G;REXER KAREN A    | 10/25/1996 | 00125710000190             | 0012571     | 0000190   |
| KRIETEMEYER ROBERT C            | 3/28/1989  | 00095530001764             | 0009553     | 0001764   |
| MERRILL LYNCH REALTY            | 7/12/1988  | 00095530001735             | 0009553     | 0001735   |
| KRUEGER SHERRY;KRUEGER STEVEN R | 9/10/1984  | 00079540000736             | 0007954     | 0000736   |
| RUST WALTER L                   | 12/31/1900 | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$366,310          | \$408,690   | \$775,000    | \$775,000                    |
| 2024 | \$396,310          | \$408,690   | \$805,000    | \$805,000                    |
| 2023 | \$391,909          | \$408,690   | \$800,599    | \$800,599                    |
| 2022 | \$445,850          | \$278,075   | \$723,925    | \$723,925                    |
| 2021 | \$214,491          | \$278,075   | \$492,566    | \$492,566                    |
| 2020 | \$242,652          | \$275,535   | \$518,187    | \$518,187                    |

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

There are no exemptions for this property

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.