



**Address:** [840 EDGEFIELD RD](#)  
**City:** FORT WORTH  
**Georeference:** 8810-22-11  
**Subdivision:** CRESTWOOD ADDITION  
**Neighborhood Code:** 4C100B

**Latitude:** 32.7724784062  
**Longitude:** -97.3785410848  
**TAD Map:** 2036-400  
**MAPSCO:** TAR-061Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CRESTWOOD ADDITION Block  
22 Lot 11

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$876,174

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

**Site Number:** 00665584

**Site Name:** CRESTWOOD ADDITION-22-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,112

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**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:**

MCCRANEY WILLIAM C  
MCCRANEY SUSAN P

**Primary Owner Address:**

840 EDGEFIELD RD  
FORT WORTH, TX 76107

**Deed Date:** 8/12/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219180164](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAY ALICE S;RAY GERALD L	12/11/2015	<a href="#">D215279420</a>		
GLAAR CAPITAL GROUP INC	7/31/2014	<a href="#">D214167959</a>		
RAY ALICE S RAY;RAY GERARD L	3/29/2014	<a href="#">D214066340</a>	0000000	0000000
HEB HOMES LLC	3/28/2014	<a href="#">D214063001</a>	0000000	0000000
PALACIOS ALFREDO	2/26/2008	<a href="#">D208072563</a>	0000000	0000000
GRANADOS JESSICA P	12/13/2001	00153470000391	0015347	0000391
LOPEZ MARIA G	7/6/1992	00107010001808	0010701	0001808
MCKNIGHT JOHN B	3/26/1992	00105930000160	0010593	0000160
COLONIAL SAVINGS & LOAN ASSN	10/1/1991	00104150000749	0010415	0000749
BULMER R E	1/16/1987	00088200001127	0008820	0001127
FRANK DAVID W	12/17/1986	00087820001441	0008782	0001441
HATLESTAD BJORG T	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	\$659,100	\$177,000	\$836,100	\$768,813
2024	\$699,174	\$177,000	\$876,174	\$698,921
2023	\$605,086	\$177,000	\$782,086	\$635,383
2022	\$423,265	\$176,976	\$600,241	\$577,621
2021	\$348,134	\$176,976	\$525,110	\$525,110
2020	\$435,000	\$150,000	\$585,000	\$585,000

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)

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.