



Address: [1612 TRAILRIDGE DR](#)
City: ARLINGTON
Georeference: 33560-E-22
Subdivision: RANDOL MILL PK GARDEN HOME SUB
Neighborhood Code: 1X020F

Latitude: 32.7584512905
Longitude: -97.1435967225
TAD Map: 2108-396
MAPSCO: TAR-068W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RANDOL MILL PK GARDEN
HOME SUB Block E Lot 22

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$257,777

Protest Deadline Date: 5/24/2024

Site Number: 02323028

Site Name: RANDOL MILL PK GARDEN HOME SUB-E-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,360

Percent Complete: 100%

Land Sqft^{*}: 3,916

Land Acres^{*}: 0.0898

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:

TRUSSELL CAROL PHILLIPS

Primary Owner Address:

1612 TRAILRIDGE DR
ARLINGTON, TX 76012-2263

Deed Date: 4/22/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205132290](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUSERS LEROY;SALLEY SARA	9/16/2004	D204297490	0000000	0000000
PATE KRYSTAL DIANE	5/22/2001	00149170000268	0014917	0000268
BIESI STEPHANIE BRADY	1/5/1992	00000000000000	0000000	0000000
BRADY LUCILLE M ESTATE	2/26/1987	00088550000374	0008855	0000374
BAGWELL BILLIETTE Y	2/25/1987	00088550000372	0008855	0000372
BOLINSKE WILLIAM A	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 ⁺
2025	\$212,777	\$45,000	\$257,777	\$255,000
2024	\$212,777	\$45,000	\$257,777	\$231,818
2023	\$212,881	\$45,000	\$257,881	\$210,744
2022	\$146,585	\$45,000	\$191,585	\$191,585
2021	\$129,918	\$45,000	\$174,918	\$174,918
2020	\$131,028	\$45,000	\$176,028	\$174,701

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.