



Address: [2812 WESTRIDGE AVE](#)
City: FORT WORTH
Georeference: 34380-2-28
Subdivision: RIDGLEA NORTH ADDITION
Neighborhood Code: 4R002E

Latitude: 32.7334634303
Longitude: -97.4189677934
TAD Map: 2024-388
MAPSCO: TAR-074L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGLEA NORTH ADDITION
Block 2 Lot 28

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: 2021
Personal Property Account: N/A
Agent: TARRANT PROPERTY TAX SERVICE (00065)
Notice Sent Date: 4/15/2025
Notice Value: \$519,629
Protest Deadline Date: 5/24/2024

Site Number: 02418797
Site Name: RIDGLEA NORTH ADDITION-2-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,754
Percent Complete: 100%
Land Sqft^{*}: 8,540
Land Acres^{*}: 0.1960
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:
MORGAN JEANETTE ADELE
Primary Owner Address:
2812 WESTRIDGE AVE
FORT WORTH, TX 76116

Deed Date: 3/27/2020
Deed Volume:
Deed Page:
Instrument: [D220073257](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHNEIDER DANIELLE	12/18/2015	D215287738		
SCHNEIDER MATTHEW	12/1/2010	D210306810	0000000	0000000
RANKIN ANDREA;RANKIN WARNER	10/13/2009	D209301385	0000000	0000000
RANKIN ANDREA B ETAL WARNER	10/17/2007	D207376503	0000000	0000000
SMITH MARY HALE	5/2/1995	00119550001798	0011955	0001798
GEIS DAVID DONALD	12/17/1990	00101330000642	0010133	0000642
BEAUCHAMP;BEAUCHAMP KEIFOR	12/31/1900	00071530001368	0007153	0001368

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	\$313,900	\$128,100	\$442,000	\$442,000
2024	\$391,529	\$128,100	\$519,629	\$468,067
2023	\$297,415	\$128,100	\$425,515	\$425,515
2022	\$299,045	\$128,100	\$427,145	\$427,145
2021	\$0	\$128,100	\$128,100	\$128,100
2020	\$66,900	\$128,100	\$195,000	\$195,000

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

- 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.