



Address: [3112 EDGEHILL RD](#)
City: FORT WORTH
Georeference: 34380-23A-4
Subdivision: RIDGLEA NORTH ADDITION
Neighborhood Code: 4R002D

Latitude: 32.729186341
Longitude: -97.4266656837
TAD Map: 2018-384
MAPSCO: TAR-074K



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 23A Lot 4

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: 1942
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$335,257
Protest Deadline Date: 5/24/2024

Site Number: 02421941
Site Name: RIDGLEA NORTH ADDITION-23A-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,746
Percent Complete: 100%
Land Sqft^{*}: 8,220
Land Acres^{*}: 0.1887
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:
SHOWMAKER RICHARD A
Primary Owner Address:
3112 EDGEHILL RD
FORT WORTH, TX 76116-4415

Deed Date: 6/15/1998
Deed Volume: 0013281
Deed Page: 0000453
Instrument: 00132810000453

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHOWMAKER RICHARD D;SHOWMAKER SHIRLEY	5/29/1992	00106540000997	0010654	0000997
DILLARD FRANCES EST	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	\$269,497	\$65,760	\$335,257	\$335,257
2024	\$269,497	\$65,760	\$335,257	\$310,503
2023	\$253,531	\$65,760	\$319,291	\$282,275
2022	\$206,103	\$65,760	\$271,863	\$256,614
2021	\$167,525	\$65,760	\$233,285	\$233,285
2020	\$177,852	\$65,760	\$243,612	\$243,612

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.