



**Address:** [1725 N EDGEWOOD TERR](#)  
**City:** FORT WORTH  
**Georeference:** 27400--1RA  
**Subdivision:** MC CRAW ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7525980066  
**Longitude:** -97.2533437139  
**TAD Map:** 2072-392  
**MAPSCO:** TAR-079A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MC CRAW ADDITION Lot 1RA

**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:** 1987

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$320,533

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

**Site Number:** 05446236

**Site Name:** MC CRAW ADDITION-1RA

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,844

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,215

**Land Acres<sup>\*</sup>:** 0.5099

**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:**

KERSTEN ROGER LYNN

**Primary Owner Address:**

1725 N EDGEWOOD TERR  
FORT WORTH, TX 76103-1925

**Deed Date:** 4/28/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211106237](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHANCELLOR DEAN HEANLY	5/29/1987	00089640000201	0008964	0000201
HOUSTON RON	11/26/1986	00087620002172	0008762	0002172
GOLD CHARLENE;GOLD STEVEN H	9/21/1984	00079570000558	0007957	0000558
WHERELAND CONST CO INC ETAL	8/31/1984	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	\$278,318	\$42,215	\$320,533	\$297,244
2024	\$278,318	\$42,215	\$320,533	\$270,222
2023	\$280,562	\$42,215	\$322,777	\$245,656
2022	\$224,563	\$37,500	\$262,063	\$223,324
2021	\$209,488	\$37,500	\$246,988	\$203,022
2020	\$172,172	\$37,500	\$209,672	\$184,565

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.