



Address: [12532 PARK RIDGE TR](#)
City: TARRANT COUNTY
Georeference: 32929H-3-9
Subdivision: PRAIRIE RIDGE ESTATES ADDITION
Neighborhood Code: 2N300M

Latitude: 32.956008729
Longitude: -97.4138543248
TAD Map: 2024-468
MAPSCO: TAR-018D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PRAIRIE RIDGE ESTATES
ADDITION Block 3 Lot 9

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A
Year Built: 2002
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07696736
Site Name: PRAIRIE RIDGE ESTATES ADDITION-3-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,558
Percent Complete: 100%
Land Sqft^{*}: 44,561
Land Acres^{*}: 1.0229
Pool: Y

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
OSTLIE SHAWNA
OSTLIE CHRISTOPHER
Primary Owner Address:
12532 PARK RIDGE TRL
FORT WORTH, TX 76179

Deed Date: 1/6/2017
Deed Volume:
Deed Page:
Instrument: [D217011564](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OSTLIE SHAWNA KAY	6/30/2010	M210006837		
KUYKENDALL R;KUYKENDALL SHAWNA K	6/21/2002	00157740000045	0015774	0000045
KENNETH L MERRITT CONSTRUCT CO	1/23/2002	00154500000019	0015450	0000019
CROFOOT DEVELOPMENT LP	1/1/2000	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	\$416,501	\$118,513	\$535,014	\$535,014
2024	\$416,501	\$118,513	\$535,014	\$535,014
2023	\$528,567	\$75,000	\$603,567	\$511,470
2022	\$444,621	\$75,000	\$519,621	\$464,973
2021	\$358,279	\$75,000	\$433,279	\$422,703
2020	\$309,275	\$75,000	\$384,275	\$384,275

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.