



**Address:** [12361 PARK RIDGE TR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 32929H-4-17  
**Subdivision:** PRAIRIE RIDGE ESTATES ADDITION  
**Neighborhood Code:** 2N300M

**Latitude:** 32.9520832683  
**Longitude:** -97.4169496881  
**TAD Map:** 2024-464  
**MAPSCO:** TAR-018C



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 4 Lot 17

**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:** 2006  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$515,353  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40355470  
**Site Name:** PRAIRIE RIDGE ESTATES ADDITION-4-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,187  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 44,823  
**Land Acres<sup>\*</sup>:** 1.0289  
**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:**  
MCALEER MATTHEW  
MCALEER LI  
**Primary Owner Address:**  
12361 PARK RIDGE TR  
FORT WORTH, TX 76179-5548

**Deed Date:** 7/24/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213194938](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIGGS ASHLEY RIGGS;RIGGS JAMES C	6/16/2010	<a href="#">D210148584</a>	0000000	0000000
AMERICAN HOME RENOVATION LLC	4/6/2010	<a href="#">D210101405</a>	0000000	0000000
DAVIS ANNIE	1/31/2007	<a href="#">D207045501</a>	0000000	0000000
CORRIDOR HOMES LLC	8/10/2006	<a href="#">D206256953</a>	0000000	0000000
CROFOOT DEVELOPMENT LP	1/1/2003	0000000000000000	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	\$396,604	\$118,749	\$515,353	\$515,353
2024	\$396,604	\$118,749	\$515,353	\$475,281
2023	\$357,074	\$75,000	\$432,074	\$432,074
2022	\$371,300	\$75,000	\$446,300	\$400,433
2021	\$296,227	\$75,000	\$371,227	\$364,030
2020	\$255,936	\$75,000	\$330,936	\$330,936

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.