



**Address:** [12353 PARK RIDGE TR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 32929H-4-18  
**Subdivision:** PRAIRIE RIDGE ESTATES ADDITION  
**Neighborhood Code:** 2N300M

**Latitude:** 32.9516672417  
**Longitude:** -97.4173212576  
**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 18

**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:** 2004  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$561,400  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40355489  
**Site Name:** PRAIRIE RIDGE ESTATES ADDITION-4-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,362  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 44,475  
**Land Acres<sup>\*</sup>:** 1.0210  
**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:**  
LOPEZ CESAR A  
LOPEZ ELODIA  
**Primary Owner Address:**  
12353 PARK RIDGE TR  
FORT WORTH, TX 76179-5548

**Deed Date:** 3/23/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205083097](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENNETH L MERRITT CONSTRUC CO	3/11/2004	<a href="#">D204081166</a>	0000000	0000000
CROFOOT DEVELOPMENT LP	1/1/2003	000000000000000	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	\$442,964	\$118,436	\$561,400	\$520,447
2024	\$442,964	\$118,436	\$561,400	\$473,134
2023	\$491,436	\$75,000	\$566,436	\$430,122
2022	\$417,520	\$75,000	\$492,520	\$391,020
2021	\$254,000	\$75,000	\$329,000	\$329,000
2020	\$254,000	\$75,000	\$329,000	\$329,000

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.