



Address: [2717 WILDRIDGE CT](#)
City: FORT WORTH
Georeference: 42437L-1-12
Subdivision: TRAIL RIDGE ESTATES-FT WORTH
Neighborhood Code: 2W300M

Latitude: 32.7337338253
Longitude: -97.5105316581
TAD Map: 1994-388
MAPSCO: TAR-072J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRAIL RIDGE ESTATES-FT WORTH Block 1 Lot 12

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: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40367150

Site Name: TRAIL RIDGE ESTATES-FT WORTH-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,205

Percent Complete: 100%

Land Sqft^{*}: 6,702

Land Acres^{*}: 0.1538

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:

MERINO EMMAIRIS
MERINO MARTIN

Primary Owner Address:

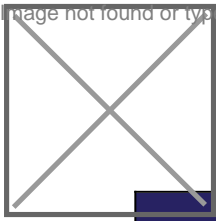
2717 WILDRIDGE CT
FORT WORTH, TX 76108-6908

Deed Date: 10/31/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213284139](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLBRIGHT KRISTOPHER N	8/27/2004	D204274540	0000000	0000000
CLASSIC CENTURY HOMES LTD	5/13/2004	D204157359	0000000	0000000
FW-TRAIL RIDGE LTD	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 ⁺
2025	\$190,051	\$50,000	\$240,051	\$240,051
2024	\$190,051	\$50,000	\$240,051	\$240,051
2023	\$188,872	\$50,000	\$238,872	\$220,802
2022	\$172,995	\$35,000	\$207,995	\$200,729
2021	\$159,068	\$35,000	\$194,068	\$182,481
2020	\$130,892	\$35,000	\$165,892	\$165,892

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.