



**Address:** [10545 SPLITRIDGE CT](#)  
**City:** FORT WORTH  
**Georeference:** 42437L-2-12  
**Subdivision:** TRAIL RIDGE ESTATES-FT WORTH  
**Neighborhood Code:** 2W300M

**Latitude:** 32.7330737238  
**Longitude:** -97.5118749253  
**TAD Map:** 1994-384  
**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 2 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:** RYAN LLC (00320R)

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

**Site Number:** 40367592

**Site Name:** TRAIL RIDGE ESTATES-FT WORTH-2-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,512

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,286

**Land Acres<sup>\*</sup>:** 0.1902

**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:**

MCH SFR PROPERTY OWNER 1 LLC

**Primary Owner Address:**

14355 COMMERCE WAY  
MIAMI LAKES, FL 33016

**Deed Date:** 12/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221377773](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YATES KIMBERLY L	1/24/2013	<a href="#">D215188199</a>		
YATES KIMBERLY LYNN	4/23/2009	<a href="#">D209113767</a>	0000000	0000000
AYERS PETER G	4/27/2004	<a href="#">D204133325</a>	0000000	0000000
CLASSIC C HOMES INC	1/22/2004	<a href="#">D204035455</a>	0000000	0000000
CLASSIC CENTURY HOMES LTD	12/3/2003	<a href="#">D203459336</a>	0000000	0000000
FW-TRAIL RIDGE LTD	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	\$188,548	\$50,000	\$238,548	\$238,548
2024	\$214,738	\$50,000	\$264,738	\$264,738
2023	\$215,087	\$50,000	\$265,087	\$265,087
2022	\$196,778	\$35,000	\$231,778	\$231,778
2021	\$180,713	\$35,000	\$215,713	\$201,550
2020	\$148,227	\$35,000	\$183,227	\$183,227

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

There are no exemptions for this property

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.