



Address: [2316 RANGER DR](#)
City: FORT WORTH
Georeference: 44708J-3-26
Subdivision: VILLAGE MEADOWS ADDITION
Neighborhood Code: 1B030F

Latitude: 32.7448843464
Longitude: -97.1772072247
TAD Map: 2096-392
MAPSCO: TAR-081F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGE MEADOWS ADDITION
Block 3 Lot 26

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: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$269,284

Protest Deadline Date: 5/24/2024

Site Number: 40563448

Site Name: VILLAGE MEADOWS ADDITION-3-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,657

Percent Complete: 100%

Land Sqft^{*}: 5,542

Land Acres^{*}: 0.1272

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:

EDWARDS PHIL JR
EDWARDS TOMECIA

Primary Owner Address:

2316 RANGER DR
FORT WORTH, TX 76120-5630

Deed Date: 4/13/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205115971](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	11/8/2004	D204359284	0000000	0000000
GENESIS HOMES OF TEXAS LP	8/12/2004	D204272458	0000000	0000000
SIERRA DEVELOPERS INC	1/1/2004	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	\$214,284	\$55,000	\$269,284	\$268,712
2024	\$214,284	\$55,000	\$269,284	\$244,284
2023	\$241,870	\$55,000	\$296,870	\$222,076
2022	\$201,192	\$40,000	\$241,192	\$201,887
2021	\$169,061	\$40,000	\$209,061	\$183,534
2020	\$142,908	\$40,000	\$182,908	\$166,849

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.