



Address: [2217 WAKECREST DR](#)
City: FORT WORTH
Georeference: 42437L-6-11
Subdivision: TRAIL RIDGE ESTATES-FT WORTH
Neighborhood Code: 2W300M

Latitude: 32.7406173434
Longitude: -97.5112869179
TAD Map: 1994-388
MAPSCO: TAR-072E



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 6 Lot 11

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: 2014

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 7/12/2024

Site Number: 40717623

Site Name: TRAIL RIDGE ESTATES-FT WORTH-6-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,729

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

TINIUS DEBORAH KAY
TINIUS MICHAEL ALAN

Primary Owner Address:

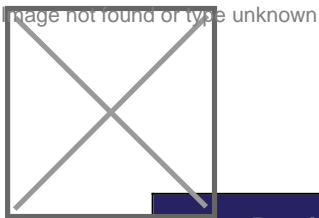
2217 WAKECREST DR
FORT WORTH, TX 76108

Deed Date: 12/23/2014

Deed Volume:

Deed Page:

Instrument: [D214278022](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES ACQUISITIONS LLC	8/8/2014	D214182218		
TR-LB LLC	5/28/2013	D213139990	0000000	0000000
FW TRAIL RIDGE LTD	1/1/2005	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	\$265,851	\$50,000	\$315,851	\$315,851
2024	\$265,851	\$50,000	\$315,851	\$315,414
2023	\$264,097	\$50,000	\$314,097	\$286,740
2022	\$225,673	\$35,000	\$260,673	\$260,673
2021	\$221,611	\$35,000	\$256,611	\$238,185
2020	\$181,532	\$35,000	\$216,532	\$216,532

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.