



**Address:** [12217 RIDGE TREE RD](#)  
**City:** FORT WORTH  
**Georeference:** 10973-A-19  
**Subdivision:** EDGEWOOD  
**Neighborhood Code:** 4B012D

**Latitude:** 32.5801859918  
**Longitude:** -97.3322335488  
**TAD Map:** 2048-332  
**MAPSCO:** TAR-118M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDGEWOOD Block A Lot 19

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$416,995

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

**Site Number:** 40901041

**Site Name:** EDGEWOOD-A-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,194

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,998

**Land Acres<sup>\*</sup>:** 0.1606

**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:**

WILLIAMSON RYAN

VELARDE JULISSA

**Primary Owner Address:**

12217 RIDGE TREE RD

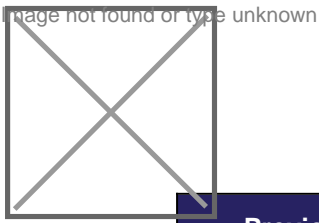
CROWLEY, TX 76036

**Deed Date:** 1/9/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215005780](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLOOMFIELD HOMES LP	12/28/2012	<a href="#">D212319573</a>	0000000	0000000
MHI PARTNERSHIP LTD	2/8/2006	<a href="#">D206046267</a>	0000000	0000000
210 EDGEWOOD LP	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 <sup>+</sup>
2025	\$351,995	\$65,000	\$416,995	\$416,995
2024	\$351,995	\$65,000	\$416,995	\$414,095
2023	\$349,490	\$45,000	\$394,490	\$376,450
2022	\$304,576	\$45,000	\$349,576	\$342,227
2021	\$270,509	\$45,000	\$315,509	\$311,115
2020	\$246,199	\$45,000	\$291,199	\$282,832

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.