



Address: [12113 RIDGE TREE RD](#)
City: FORT WORTH
Georeference: 10973-A-25
Subdivision: EDGEWOOD
Neighborhood Code: 4B012D

Latitude: 32.5811984898
Longitude: -97.332268465
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 25

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

Protest Deadline Date: 5/24/2024

Site Number: 40901114
Site Name: EDGEWOOD-A-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,767
Percent Complete: 100%
Land Sqft^{*}: 6,600
Land Acres^{*}: 0.1515
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:

VANDAL MICHELLE

Primary Owner Address:

12113 RIDGE TREE RD
FORT WORTH, TX 76036

Deed Date: 6/26/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214139936](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLOOMFIELD HOMES LP	12/28/2012	D212319573	0000000	0000000
MHI PARTNERSHIP LTD	12/1/2006	D206386889	0000000	0000000
CHOICE HOMES INC	11/15/2005	D205346692	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 ⁺
2025	\$316,395	\$65,000	\$381,395	\$381,395
2024	\$316,395	\$65,000	\$381,395	\$381,395
2023	\$354,271	\$45,000	\$399,271	\$350,250
2022	\$274,542	\$45,000	\$319,542	\$318,409
2021	\$244,463	\$45,000	\$289,463	\$289,463
2020	\$223,058	\$45,000	\$268,058	\$264,128

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.