



**Address:** [12328 TREELINE DR](#)  
**City:** FORT WORTH  
**Georeference:** 10973-D-1  
**Subdivision:** EDGEWOOD  
**Neighborhood Code:** 4B012D

**Latitude:** 32.5782627377  
**Longitude:** -97.3343143081  
**TAD Map:** 2048-328  
**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 D Lot 1

**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:** 2012

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40901416  
**Site Name:** EDGEWOOD-D-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,304  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,459  
**Land Acres<sup>\*</sup>:** 0.1712  
**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:**

ROUZAN GEVON CHRISTOPHER  
ROUZAN SERAH EARL

**Primary Owner Address:**

12328 TREELINE DR  
CROWLEY, TX 76036

**Deed Date:** 2/21/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219039341](#)

| Previous Owners                         | Date      | Instrument                 | Deed Volume | Deed Page |
|---|-----------|----------------------------|-------------|-----------|
| CRITTENTON ANTHONY R;CRITTENTON BARBARA | 5/20/2015 | <a href="#">D215108574</a> |             |           |
| NETREIT DUBOSE MODEL HOME REIT          | 1/31/2013 | <a href="#">D213027581</a> | 0000000     | 0000000   |
| BLOOMFIELD HOMES LP                     | 5/18/2012 | <a href="#">D212121037</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 | \$276,803          | \$65,000    | \$341,803    | \$341,803                    |
| 2024 | \$276,803          | \$65,000    | \$341,803    | \$341,803                    |
| 2023 | \$309,533          | \$45,000    | \$354,533    | \$314,289                    |
| 2022 | \$240,717          | \$45,000    | \$285,717    | \$285,717                    |
| 2021 | \$214,768          | \$45,000    | \$259,768    | \$259,768                    |
| 2020 | \$194,478          | \$45,000    | \$239,478    | \$239,478                    |

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)
- DISABLED VET 100 PCT 11.131

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.