



Address: [12216 TREELINE DR](#)
City: FORT WORTH
Georeference: 10973-D-12
Subdivision: EDGEWOOD
Neighborhood Code: 4B012D

Latitude: 32.5800905197
Longitude: -97.3342550755
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 D Lot 12

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: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40901521

Site Name: EDGEWOOD-D-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,768

Percent Complete: 100%

Land Sqft^{*}: 6,968

Land Acres^{*}: 0.1599

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:

OSBORNE RAMERO
WASHINGTON MANDIONNE

Primary Owner Address:

12216 TREELINE DR
CROWLEY, TX 76036

Deed Date: 12/31/2018

Deed Volume:

Deed Page:

Instrument: [D219000085](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORD GRIGGS ANGELA Y;GRIGGS RANDALL SCOT	3/2/2016	D216044535		
MALDONADO JOSE;MALDONADO MARIA	2/27/2007	D207075428	0000000	0000000
MHI PARTNERSHIP LTD	7/11/2005	D205209456	0000000	0000000
210 EDGEWOOD LP	1/1/2005	0000000000000000	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	\$299,007	\$65,000	\$364,007	\$364,007
2024	\$299,007	\$65,000	\$364,007	\$364,007
2023	\$298,329	\$45,000	\$343,329	\$343,329
2022	\$258,915	\$45,000	\$303,915	\$303,915
2021	\$230,069	\$45,000	\$275,069	\$275,069
2020	\$207,509	\$45,000	\$252,509	\$252,509

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

There are no exemptions for this property

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.