



Address: [5612 EDWARDS RANCH RD](#)
City: FORT WORTH
Georeference: 11068-2-13
Subdivision: EDWARDS RANCH CLEARFORK ADDN
Neighborhood Code: MED-West Tarrant County General

Latitude: 32.7106203773
Longitude: -97.4068025015
TAD Map: 2024-376
MAPSCO: TAR-074V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDWARDS RANCH
CLEARFORK ADDN Block 2 Lot 13

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)

Site Number: 800029372
Site Name: THE HAND TO SHOULDER CENTER
Site Class: MEDOff - Medical-Office
Parcels: 1
Primary Building Name: THE HAND TO SHOULDER CENTRE/ 42325615
Primary Building Type: Commercial
Gross Building Area+++: 20,220
Net Leasable Area+++: 20,220
Percent Complete: 100%
Land Sqft*: 75,838
Land Acres*: 1.7410
Pool: N

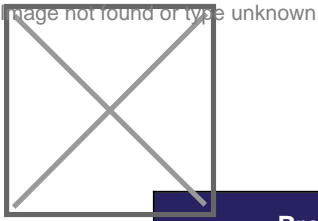
State Code: F1
Year Built: 2019
Personal Property Account: Mkt
Agent: RYAN LLC (00320)
Notice Sent Date: 5/1/2025
Notice Value: \$6,036,880
Protest Deadline Date: 5/31/2024

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
RIDGELINE CLEARFORK MOB SPE LLC
Primary Owner Address:
3860 W NORTHWEST HWY STE 340
DALLAS, TX 75220

Deed Date: 9/30/2021
Deed Volume:
Deed Page:
Instrument: [D221288281](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
I CAN SEE CLEARFORK NOW LLC	4/26/2019	D219087578		

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	\$5,430,176	\$606,704	\$6,036,880	\$6,036,880
2024	\$4,904,019	\$606,704	\$5,510,723	\$5,510,723
2023	\$4,904,019	\$606,704	\$5,510,723	\$5,510,723
2022	\$4,904,019	\$606,704	\$5,510,723	\$5,510,723
2021	\$4,442,065	\$606,704	\$5,048,769	\$5,048,769
2020	\$2,101,897	\$606,704	\$2,708,601	\$2,708,601

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.