

Account Number: 42640634

Address: 7568 RIDGE LN City: GRAND PRAIRIE Georeference: 6888K-A-4

Subdivision: CEDAR RIDGE ESTATES

Neighborhood Code: 1M5004

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

## PROPERTY DATA

Legal Description: CEDAR RIDGE ESTATES Block

A Lot 4

**Jurisdictions:** 

CITY OF GRAND PRAIRIE (038)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

**Site Number:** 800054072

Latitude: 32.5722412686

**TAD Map:** 2138-328 **MAPSCO:** TAR-126Q

Longitude: -97.0516823738

**Site Name:** CEDAR RIDGE ESTATES A 4 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,908
Percent Complete: 100%

**Land Sqft\*:** 7,475 **Land Acres\*:** 0.1716

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

WHITFIELD LATERRAS R **Primary Owner Address:** 

7568 RIDGE LN

**GRAND PRAIRIE, TX 75054** 

Deed Date: 8/30/2023 Deed Volume:

**Deed Page:** 

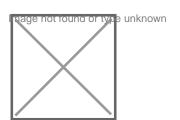
Instrument: D223158534

| Previous Owners       | Date       | Instrument | Deed Volume | Deed Page |
|-----------------------|------------|------------|-------------|-----------|
| GRAND HOMES 2014 L.P. | 11/22/2021 | D221348192 |             |           |

# **VALUES**

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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 | \$629,180          | \$115,000   | \$744,180    | \$744,180        |
| 2024 | \$629,180          | \$115,000   | \$744,180    | \$744,180        |
| 2023 | \$624,569          | \$115,000   | \$739,569    | \$739,569        |
| 2022 | \$0                | \$80,500    | \$80,500     | \$80,500         |
| 2021 | \$0                | \$80,500    | \$80,500     | \$80,500         |
| 0    | \$0                | \$0         | \$0          | \$0              |

Pending indicates that the property record has not yet been completed for the indicated tax year.

### **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.