



Address: [12 CHERRYRIDGE DR](#)
City: EDGECLIFF VILLAGE
Georeference: 44714K-A-48
Subdivision: VILLAGES AT EDGECLIFF SECTION 4
Neighborhood Code: 4S240J

Latitude: 32.6578370147
Longitude: -97.3312070934
TAD Map: 2048-360
MAPSCO: TAR-091W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGES AT EDGECLIFF
SECTION 4 Block A Lot 48

Jurisdictions:

EDGECLIFF VILLAGE (008)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

Site Number: 800072803
Site Name: VILLAGES AT EDGECLIFF SECTION 4 Block A Lot 48
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,173
Percent Complete: 100%
Land Sqft^{*}: 15,066
Land Acres^{*}: 0.3459
Pool: N

State Code: A
Year Built: 2022
Personal Property Account: N/A
Agent: ELLIOTT-WELLMAN (00642)
Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

EDWARDS KEGAN CHRISTOPHER
YOUNG SYDNEY NICOLE

Primary Owner Address:

12 CHERRYRIDGE DR
EDGECLIFF VILLAGE, TX 76134

Deed Date: 2/27/2023
Deed Volume:
Deed Page:
Instrument: [D223036756](#)

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	\$252,776	\$90,000	\$342,776	\$342,776
2024	\$252,776	\$90,000	\$342,776	\$342,776
2023	\$221,824	\$90,000	\$311,824	\$311,824
0	\$0	\$0	\$0	\$0

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.