

Tarrant Appraisal District

Property Information | PDF

Account Number: 42869542

MAPSCO: TAR-091W

Latitude: 32.6578370147 Address: 12 CHERRYRIDGE DR City: EDGECLIFF VILLAGE Longitude: -97.3312070934 Georeference: 44714K-A-48 **TAD Map: 2048-360**

Subdivision: VILLAGES AT EDGECLIFF SECTION 4

Neighborhood Code: 4S240J

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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) Site Number: 800072803

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

CROWLEY ISD (912) Approximate Size+++: 2,173 State Code: A Percent Complete: 100%

Year Built: 2022 **Land Sqft*:** 15,066 Personal Property Account: N/A Land Acres*: 0.3459

Agent: ELLIOTT-WELLMAN (00642) Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner:

EDWARDS KEGAN CHRISTOPHER Deed Date: 2/27/2023 YOUNG SYDNEY NICOLE

Deed Volume: Primary Owner Address: Deed Page: 12 CHERRYRIDGE DR

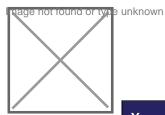
Instrument: D223036756 EDGECLIFF VILLAGE, TX 76134

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.

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



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.

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.

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