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**Address:** [12400 LAKE FOREST DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 23170--10-30  
**Subdivision:** LAKE FOREST ADDITION  
**Neighborhood Code:** 2A100B

**Latitude:** 32.953343454  
**Longitude:** -97.5177200264  
**TAD Map:** 1994-468  
**MAPSCO:** TAR-015D



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

## PROPERTY DATA

**Legal Description:** LAKE FOREST ADDITION Lot 10 & N74' LOT 11

**Jurisdictions:**

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- AZLE ISD (915)

**State Code:** A

**Year Built:** 1974

**Personal Property Account:** N/A

**Agent:** UPTG (00670)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01546384

**Site Name:** LAKE FOREST ADDITION-10-30

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,609

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 32,695

**Land Acres<sup>\*</sup>:** 0.7505

**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:**

2008 DEBRAH FAYE FAMILY TRUST-L

**Primary Owner Address:**

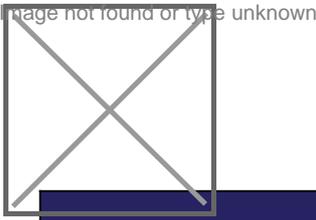
1415 W RANDOL MILL RD  
ARLINGTON, TX 76012

**Deed Date:** 9/26/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217226562](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTGOMERY LORETT EST;MONTGOMERY R D EST SR	3/23/1989	00095490002025	0009549	0002025
CARSON KELL;CARSON ROBERT L III	7/1/1987	00089920002244	0008992	0002244
GILLMORE PATSY;GILLMORE THOMAS	9/16/1985	00083090000827	0008309	0000827
WOMACK D L JR	12/31/1900	00000000000000	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 <sup>+</sup>
2025	\$272,522	\$548,390	\$820,912	\$820,912
2024	\$272,522	\$548,390	\$820,912	\$820,912
2023	\$225,558	\$548,390	\$773,948	\$773,948
2022	\$281,064	\$152,137	\$433,201	\$433,201
2021	\$232,863	\$152,137	\$385,000	\$385,000
2020	\$232,863	\$152,137	\$385,000	\$385,000

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.