



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



Google Map or type unknown

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⁺⁺⁺: 2,609
Percent Complete: 100%
Land Sqft^{*}: 32,695
Land Acres^{*}: 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 ⁺
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.