



Address: [1012 LYDICK LN](#)
City: RIVER OAKS
Georeference: 25340-1-24
Subdivision: MAYS, CLYDE W ADDITION
Neighborhood Code: 2C010A

Latitude: 32.7758012843
Longitude: -97.3905101948
TAD Map: 2030-400
MAPSCO: TAR-061P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MAYS, CLYDE W ADDITION
Block 1 Lot 24

Jurisdictions:

CITY OF RIVER OAKS (029)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CASTLEBERRY ISD (917)

State Code: A

Year Built: 1951

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01678272
Site Name: MAYS, CLYDE W ADDITION-1-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,723
Percent Complete: 100%
Land Sqft^{*}: 10,957
Land Acres^{*}: 0.2515
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:
CRUZ SANDRA I PEREZ
Primary Owner Address:
1012 LYDICK LN
FORT WORTH, TX 76114

Deed Date: 7/30/2021
Deed Volume:
Deed Page:
Instrument: [D221221679](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRUZ CAMILIA MARIA	6/3/2011	D211137256	0000000	0000000
CYPRESS CREEK INDUSTRIES INC	12/29/2010	D211001607	0000000	0000000
DUSBEIBER ROBERT D	5/28/1998	00135710000462	0013571	0000462
DUSBEIBER WILLARD J	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	\$205,208	\$61,914	\$267,122	\$267,122
2024	\$205,208	\$61,914	\$267,122	\$267,122
2023	\$196,969	\$61,914	\$258,883	\$258,072
2022	\$193,632	\$40,979	\$234,611	\$234,611
2021	\$163,850	\$20,000	\$183,850	\$183,850
2020	\$171,271	\$20,000	\$191,271	\$191,271

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

- 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.