



**Address:** [1712 LAKE SHORE DR](#)  
**City:** FORT WORTH  
**Georeference:** 30830-2-W  
**Subdivision:** OAKLAND PARK HEIGHTS  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7534558259  
**Longitude:** -97.260815112  
**TAD Map:** 2072-392  
**MAPSCO:** TAR-078D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAKLAND PARK HEIGHTS  
Block 2 Lot W

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1958

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$274,299

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02027011

**Site Name:** OAKLAND PARK HEIGHTS-2-W

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,770

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,865

**Land Acres<sup>\*</sup>:** 0.2953

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

DEMERSON BETTY

**Primary Owner Address:**

1712 LAKE SHORE DR  
FORT WORTH, TX 76103-1517

**Deed Date:** 1/18/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213017539](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL NATL MORTGAGE ASSOC	10/2/2012	<a href="#">D212254704</a>	0000000	0000000
VASQUEZ CAROLINA;VASQUEZ MARLON	11/15/2007	<a href="#">D207421434</a>	0000000	0000000
BONNEY JUSTIN ETAL	12/22/2006	<a href="#">D206408837</a>	0000000	0000000
SECRETARY OF HUD	8/3/2006	<a href="#">D206272264</a>	0000000	0000000
CHASE HOME FINANCE LLC	8/1/2006	<a href="#">D206243125</a>	0000000	0000000
IRWINS LA FONYA	2/21/2000	00142250000369	0014225	0000369
FORD JEANNE D EST	12/28/1984	00080520001554	0008052	0001554
EDW B RICHARDS	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	\$233,218	\$41,081	\$274,299	\$223,582
2024	\$233,218	\$41,081	\$274,299	\$203,256
2023	\$235,301	\$41,081	\$276,382	\$184,778
2022	\$207,829	\$37,500	\$245,329	\$167,980
2021	\$173,722	\$37,500	\$211,222	\$152,709
2020	\$129,121	\$37,500	\$166,621	\$138,826

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.