



Address: [725 LARIAT LN](#)
City: WHITE SETTLEMENT
Georeference: 36990-4-13
Subdivision: SADDLE HILLS ADDITION
Neighborhood Code: 2W100C

Latitude: 32.7711744139
Longitude: -97.4606795295
TAD Map: 2012-400
MAPSCO: TAR-059P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SADDLE HILLS ADDITION Block
4 Lot 13

Jurisdictions:

CITY OF WHITE SETTLEMENT (030)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02639599

Site Name: SADDLE HILLS ADDITION-4-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,242

Percent Complete: 100%

Land Sqft^{*}: 10,947

Land Acres^{*}: 0.2513

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:

ESPINOZA CHRISTAL

ESPINOZA ROLANDO

Primary Owner Address:

725 LARIAT LN

WHITE SETTLEMENT, TX 76108

Deed Date: 4/22/2022

Deed Volume:

Deed Page:

Instrument: [D222106781](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH BEVERLIN O	3/5/2003	00164640000305	0016464	0000305
VAN LARE BEVERLY JEAN	3/28/2000	00142830000091	0014283	0000091
HILL R MARK	12/3/1996	00126130001423	0012613	0001423
HILL ROY M;HILL TERESA	4/1/1982	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	\$176,253	\$50,947	\$227,200	\$227,200
2024	\$176,253	\$50,947	\$227,200	\$227,200
2023	\$177,746	\$50,947	\$228,693	\$228,693
2022	\$160,717	\$25,000	\$185,717	\$153,559
2021	\$139,291	\$25,000	\$164,291	\$139,599
2020	\$128,672	\$25,000	\$153,672	\$126,908

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.