



Address: [12620 DEEDS CT](#)
City: TARRANT COUNTY
Georeference: 14605-1-10
Subdivision: FOSTER, R H SUB-WATER BOARD
Neighborhood Code: 2A100C

Latitude: 32.9581624379
Longitude: -97.5211628927
TAD Map: 1988-468
MAPSCO: TAR-001Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOSTER, R H SUB-WATER
BOARD Block 1 Lot 10

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: 1971

Personal Property Account: N/A

Agent: TARRANT PROPERTY TAX SERVICE (00065)

Notice Sent Date: 4/15/2025

Notice Value: \$534,320

Protest Deadline Date: 5/24/2024

Site Number: 03308820

Site Name: FOSTER, R H SUB-WATER BOARD-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,350

Percent Complete: 100%

Land Sqft ^{*}: 35,003

Land Acres ^{*}: 0.8035

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:

TERZIAN MATTHEW GARABET
TERZIAN STEFANI A

Primary Owner Address:

12620 DEEDS CT
AZLE, TX 76020

Deed Date: 9/29/2021

Deed Volume:

Deed Page:

Instrument: [D221284726](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FULLER GREGORY;FULLER JOANNE	3/10/2016	D216050393		
DAVIS CARRIE L	10/12/2012	D212253175	0000000	0000000
WILLIAMS JOHN E;WILLIAMS SUE ANN	8/27/2004	D204278421	0000000	0000000
SEAGLER EVELYN EST	11/17/1988	000000000000000	0000000	0000000
SEAGLER EVELYN	12/31/1900	000000000000000	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	\$161,441	\$293,559	\$455,000	\$455,000
2024	\$240,761	\$293,559	\$534,320	\$486,604
2023	\$374,746	\$293,559	\$668,305	\$442,367
2022	\$322,420	\$79,732	\$402,152	\$402,152
2021	\$277,436	\$79,732	\$357,168	\$278,300
2020	\$183,394	\$79,732	\$263,126	\$253,000

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

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 50 to 69 PCT 11.22

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.