



**Address:** [12170 S PIPELINE RD](#)  
**City:** FORT WORTH  
**Georeference:** A 278-1C01  
**Subdivision:** COUCH, G W SURVEY  
**Neighborhood Code:** 3T010F

**Latitude:** 32.8209953667  
**Longitude:** -97.1037883275  
**TAD Map:** 2120-420  
**MAPSCO:** TAR-055T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COUCH, G W SURVEY Abstract  
278 Tract 1C01

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 1950

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$814,142

**Protest Deadline Date:** 7/12/2024

**Site Number:** 03809099

**Site Name:** COUCH, G W SURVEY-1C01

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,065

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 252,648

**Land Acres<sup>\*</sup>:** 5.8000

**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:**

O D & NORMAS G LIVELY FAMILY TRUST

**Primary Owner Address:**

12170 S PIPELINE RD  
EULESS, TX 76040

**Deed Date:** 11/5/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223199778](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIVELY NORMA	5/20/2022	142-22-100112		
LIVELY O D EST	5/1/1956	00029840000412	0002984	0000412

### 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	\$294,846	\$519,296	\$814,142	\$433,453
2024	\$294,846	\$519,296	\$814,142	\$394,048
2023	\$300,420	\$519,296	\$819,716	\$358,225
2022	\$122,659	\$203,000	\$325,659	\$325,659
2021	\$173,628	\$203,000	\$376,628	\$323,565
2020	\$182,496	\$203,000	\$385,496	\$294,150

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.