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**Address:** [12456 LAKE FOREST DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** A1933-3D  
**Subdivision:** HALES, J P SURVEY  
**Neighborhood Code:** 2Y300G

**Latitude:** 32.9545012173  
**Longitude:** -97.5196513266  
**TAD Map:** 1994-468  
**MAPSCO:** TAR-015D



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

## PROPERTY DATA

**Legal Description:** HALES, J P SURVEY Abstract  
1933 Tract 3D

**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:** 1976

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$251,437

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04309960

**Site Name:** HALES, J P SURVEY-3D

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,282

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 84,942

**Land Acres<sup>\*</sup>:** 1.9500

**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:**

STAGNER ROBERT A  
STAGNER SUSAN R

**Primary Owner Address:**  
12456 LAKE FOREST DR  
AZLE, TX 76020

**Deed Date:** 5/18/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215106939](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYETTE DANIEL;BOYETTE MARGARET	10/17/2014	<a href="#">D214235271</a>		
JACOB JOHN	7/15/2014	<a href="#">D214150889</a>	0000000	0000000
MORRISON ROY	5/30/2013	<a href="#">D213136364</a>	0000000	0000000
12456 LAKE FOREST LAND TRUST	5/5/2008	<a href="#">D208181519</a>	0000000	0000000
STEARNS DONALD	9/28/2000	00145450000505	0014545	0000505
MOORMAN ROBERT H;MOORMAN VIOLET	6/8/1990	00099490001637	0009949	0001637
KELLAR DAVID J;KELLAR PEGGY	4/23/1984	00078050001232	0007805	0001232
W W FUDGE	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	\$154,687	\$96,750	\$251,437	\$248,521
2024	\$154,687	\$96,750	\$251,437	\$225,928
2023	\$156,056	\$96,750	\$252,806	\$205,389
2022	\$157,425	\$56,750	\$214,175	\$186,717
2021	\$112,993	\$56,750	\$169,743	\$169,743
2020	\$113,967	\$58,750	\$172,717	\$172,717

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.