



**Address:** [2012 TEAKWOOD TRACE ST](#)  
**City:** FORT WORTH  
**Georeference:** 23365-1-20  
**Subdivision:** LAKEWOOD ADDITION-FORT WORTH  
**Neighborhood Code:** 1B070E

**Latitude:** 32.7484362782  
**Longitude:** -97.1928072305  
**TAD Map:** 2090-392  
**MAPSCO:** TAR-080D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKEWOOD ADDITION-FORT WORTH Block 1 Lot 20

**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)

**Site Number:** 04680448  
**Site Name:** LAKEWOOD ADDITION-FORT WORTH-1-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,857  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,200  
**Land Acres<sup>\*</sup>:** 0.3030  
**Pool:** Y

**State Code:** A  
**Year Built:** 1982  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

<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:**

HERNANDEZ JUAN  
HERNANDEZ MARIA E

**Primary Owner Address:**  
2012 TEAKWOOD TRACE ST  
FORT WORTH, TX 76112

**Deed Date:** 10/23/2009  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D209288315](#)

| Previous Owners                 | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| DEUTSCHE BANK NATIONAL TR       | 7/7/2009   | <a href="#">D209212726</a> | 0000000     | 0000000   |
| MILLER JANIS                    | 11/13/2002 | 00161500000180             | 0016150     | 0000180   |
| BIELA EDWARD                    | 3/25/2000  | 00142720000365             | 0014272     | 0000365   |
| GOLDEN DARRELL LYNN             | 2/5/1993   | 00109480002154             | 0010948     | 0002154   |
| GOLDEN DARRELL L;GOLDEN JOYCE L | 1/13/1988  | 00091690001698             | 0009169     | 0001698   |
| HOUSEMAN PROPERTIES INC         | 12/2/1985  | 00083830001740             | 0008383     | 0001740   |
| JARRELL MANDY LEE               | 1/27/1984  | 00077280000472             | 0007728     | 0000472   |
| JARRELL HUGH;JARRELL MANDY      | 2/24/1983  | 00074520001953             | 0007452     | 0001953   |
| GRAHAM ENTERPRISES INC          | 2/1/1983   | 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 | \$247,000          | \$80,000    | \$327,000    | \$327,000                    |
| 2024 | \$247,000          | \$80,000    | \$327,000    | \$327,000                    |
| 2023 | \$247,000          | \$80,000    | \$327,000    | \$297,959                    |
| 2022 | \$216,416          | \$80,000    | \$296,416    | \$270,872                    |
| 2021 | \$218,039          | \$80,000    | \$298,039    | \$246,247                    |
| 2020 | \$207,568          | \$80,000    | \$287,568    | \$223,861                    |

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.