



Address: [12 BUCCANEER CT](#)
City: FORT WORTH
Georeference: 17084C-1-4
Subdivision: HARBOUR POINT ADDITION
Neighborhood Code: 2N400G

Latitude: 32.8933179969
Longitude: -97.4507027886
TAD Map: 2012-444
MAPSCO: TAR-031H



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

PROPERTY DATA

Legal Description: HARBOUR POINT ADDITION
Block 1 Lot 4 & PART OF COMMON AREA .198 AC

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 1989

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$532,088

Protest Deadline Date: 5/24/2024

Site Number: 04795504

Site Name: HARBOUR POINT ADDITION-1-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,908

Percent Complete: 100%

Land Sqft^{*}: 8,617

Land Acres^{*}: 0.1978

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ELGIN MERRY ASHLEY

Primary Owner Address:

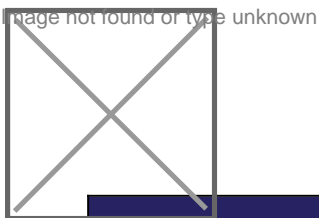
12 BUCCANEER CT
FORT WORTH, TX 76179

Deed Date: 10/28/2020

Deed Volume:

Deed Page:

Instrument: [D220288302](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORPORATION	10/28/2020	D220288301		
CLENDENIN KIM MADONNA	6/15/2017	D217136278		
CLYNE ASHLEY;CLYNE JOHNATHA	7/7/2011	D211164395	0000000	0000000
SEAY JUDY SEAY EST;SEAY TYM	3/27/2009	D209082984	0000000	0000000
FANNIE MAE	2/3/2009	D209035953	0000000	0000000
VAUGHN HEIDI	3/4/2008	D208090789	0000000	0000000
LAKE SIDE CAPITAL LLC	5/30/2007	D207210942	0000000	0000000
EXECUTIVE RELOCATION INTL LLC	5/29/2007	D207196503	0000000	0000000
MULLINS JAMES H;MULLINS THERESA	6/12/2001	00150590000178	0015059	0000178
LARSEN JEFFREY S;LARSEN KANDRA	4/29/1996	00123650000755	0012365	0000755
CRIBBS CAREY;CRIBBS DARRELL	7/22/1988	00093350002188	0009335	0002188
GLOBAL-PHOENIX INV INC	2/19/1988	00092040000611	0009204	0000611
BUSSE ROY J	6/19/1984	00078630001882	0007863	0001882
RATTIKIN JACK JR TRUSTEE	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 ⁺
2025	\$442,088	\$90,000	\$532,088	\$532,088
2024	\$442,088	\$90,000	\$532,088	\$532,088
2023	\$444,911	\$75,000	\$519,911	\$516,258
2022	\$394,325	\$75,000	\$469,325	\$469,325
2021	\$375,120	\$75,000	\$450,120	\$450,120
2020	\$267,507	\$75,000	\$342,507	\$342,507

Pending indicates that the property record has not yet been completed for the indicated tax year.

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+ 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.