



**Address:** [11912 DACCA CT](#)  
**City:** FORT WORTH  
**Georeference:** 25010-2-13  
**Subdivision:** MARY'S CREEK ESTATES SUB  
**Neighborhood Code:** 4A100C

**Latitude:** 32.7136827446  
**Longitude:** -97.5295924543  
**TAD Map:** 1988-380  
**MAPSCO:** TAR-071U



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MARY'S CREEK ESTATES SUB  
Block 2 Lot 13

**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)

**State Code:** A  
**Year Built:** 2002  
**Personal Property Account:** N/A  
**Agent:** SOUTHWEST PROPERTY TAX (00346)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05403510  
**Site Name:** MARY'S CREEK ESTATES SUB-2-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,370  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,608  
**Land Acres<sup>\*</sup>:** 0.1287  
**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:**  
TX ALBA LLC  
**Primary Owner Address:**  
5450 ORANGE AVE  
CYPRESS, CA 90630

**Deed Date:** 3/7/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222062609](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIANE M PRINCE TRUST	12/4/2015	<a href="#">D215272034</a>		
PRINCE GARY & DIANE	3/3/2005	<a href="#">D205138823</a>	0000000	0000000
PRINCE DIANE M	6/5/2002	00157350000123	0015735	0000123
TEXAS LONGHORN EQUITIES CORP	11/1/1999	00141040000175	0014104	0000175
LUTKENHOUSE DANIEL;LUTKENHOUSE PAULINE	9/19/1991	00103960001538	0010396	0001538
TEXAS AMERICAN BANK FT WORTH	1/27/1988	00091790001095	0009179	0001095
WILLIAMS JAMES E	4/12/1985	00091080000722	0009108	0000722
SHEFFIELD DEVELOPMENT CO INC	1/1/1984	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	\$204,388	\$55,000	\$259,388	\$259,388
2024	\$204,388	\$55,000	\$259,388	\$259,388
2023	\$226,730	\$40,000	\$266,730	\$266,730
2022	\$145,000	\$40,000	\$185,000	\$185,000
2021	\$145,000	\$40,000	\$185,000	\$185,000
2020	\$94,260	\$40,000	\$134,260	\$134,260

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

There are no exemptions for this property

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.