



**Address:** [12744 WILLOW SPRINGS RD](#)  
**City:** FORT WORTH  
**Georeference:** A 212-2E01  
**Subdivision:** BOYD, COLEMAN SURVEY  
**Neighborhood Code:** 2Z300J

**Latitude:** 32.9600842254  
**Longitude:** -97.3912604581  
**TAD Map:** 2030-468  
**MAPSCO:** TAR-005X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BOYD, COLEMAN SURVEY  
Abstract 212 Tract 2E01

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 1965

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$251,171

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

**Site Number:** 05865255

**Site Name:** BOYD, COLEMAN SURVEY-2E01

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,914

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 39,988

**Land Acres<sup>\*</sup>:** 0.9180

**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:**

BAUCUM BRUCE

**Primary Owner Address:**

12744 WILLOW SPRINGS RD  
HASLET, TX 76052

**Deed Date:** 6/22/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215135272](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAY JOE H;RAY MARY KAY	11/26/1997	00129950000156	0012995	0000156
SCARBRO GARY DON	10/17/1996	00125800000864	0012580	0000864
SCARBRO GARY D;SCARBRO RIKKI S	5/21/1993	00110750002173	0011075	0002173
CARROTHERS HAZEL B;CARROTHERS W S	1/23/1984	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	\$152,027	\$99,144	\$251,171	\$193,261
2024	\$152,027	\$99,144	\$251,171	\$175,692
2023	\$120,564	\$74,358	\$194,922	\$159,720
2022	\$116,443	\$66,096	\$182,539	\$145,200
2021	\$118,696	\$66,096	\$184,792	\$132,000
2020	\$53,904	\$66,096	\$120,000	\$120,000

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.