



Address: [712 SANDY TR](#)
City: FORT WORTH
Georeference: 37333-3-14
Subdivision: SANDY RIDGE ESTATES
Neighborhood Code: 1B200G

Latitude: 32.769720833
Longitude: -97.1939877298
TAD Map: 2090-400
MAPSCO: TAR-066V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SANDY RIDGE ESTATES Block
3 Lot 14

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: 1986

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$275,071

Protest Deadline Date: 5/24/2024

Site Number: 05923654
Site Name: SANDY RIDGE ESTATES-3-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,519
Percent Complete: 100%
Land Sqft^{*}: 5,095
Land Acres^{*}: 0.1169
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

LEWIS JAMES C
LEWIS VANESSA D

Primary Owner Address:

712 SAND TRL
FORT WORTH, TX 76120

Deed Date: 12/9/2017
Deed Volume:
Deed Page:
Instrument: [D217284929](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEWIS JAMES CARL	2/11/2002	00154730000270	0015473	0000270
RISENHOOVER DEMETRA;RISENHOOVER GARY	4/30/1990	00099200000755	0009920	0000755
EXPRESSWAY INVESTMENT CO INC	10/18/1985	00083440001507	0008344	0001507
JOWELL CHARLES	1/1/1985	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	\$225,071	\$50,000	\$275,071	\$250,557
2024	\$225,071	\$50,000	\$275,071	\$227,779
2023	\$205,000	\$50,000	\$255,000	\$207,072
2022	\$221,228	\$30,000	\$251,228	\$188,247
2021	\$159,062	\$30,000	\$189,062	\$171,134
2020	\$160,324	\$30,000	\$190,324	\$155,576

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.