



Address: [12321 LAKE FOREST DR](#)
City: TARRANT COUNTY
Georeference: A1933-2E04
Subdivision: HALES, J P SURVEY
Neighborhood Code: 2Y300G

Latitude: 32.9521425291
Longitude: -97.5204762818
TAD Map: 1988-464
MAPSCO: TAR-015D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HALES, J P SURVEY Abstract
1933 Tract 2E04

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
AZLE ISD (915)

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05958415

Site Name: HALES, J P SURVEY-2E04

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,611

Percent Complete: 100%

Land Sqft^{*}: 99,011

Land Acres^{*}: 2.2730

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:

BRUMBACK SHANE D
BRUMBACK SELENA

Primary Owner Address:

12321 LAKE FOREST DR
AZLE, TX 76020-5619

Deed Date: 1/2/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213120682](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRUMBACK SELENA;BRUMBACK SHANE D	3/6/2007	D207082801	0000000	0000000
DAVIS KRISTINA M;DAVIS WILLIAM M	3/21/1997	00127150001935	0012715	0001935
CRAIG EDITH;CRAIG RONALD W	8/26/1985	00082870001417	0008287	0001417

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	\$317,939	\$101,595	\$419,534	\$419,534
2024	\$317,939	\$101,595	\$419,534	\$419,534
2023	\$319,500	\$101,595	\$421,095	\$421,095
2022	\$321,062	\$61,595	\$382,657	\$382,657
2021	\$226,530	\$61,595	\$288,125	\$288,125
2020	\$217,757	\$66,825	\$284,582	\$284,582

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.