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Address: [12820 PEACH TREE WAY](#)
City: FORT WORTH
Georeference: 40453K-G-17
Subdivision: STONE CREEK ADDITION
Neighborhood Code: 3T030E

Latitude: 32.8189389196
Longitude: -97.0872734548
TAD Map: 2126-416
MAPSCO: TAR-055U



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

PROPERTY DATA

Legal Description: STONE CREEK ADDITION Block
G Lot 17

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- HURST-EULESS-BEDFORD ISD (916)

Site Number: 07132190
Site Name: STONE CREEK ADDITION-G-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,780
Percent Complete: 100%
Land Sqft^{*}: 4,956
Land Acres^{*}: 0.1137
Pool: N

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

NGUYEN SAM
NGUYEN THUY TRAN

Primary Owner Address:

3054 SENTINAL BUTTE
GRAPEVINE, TX 76051-6801

Deed Date: 4/11/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205103436](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CABAN RAMON;CABAN REBECCA	11/13/1998	00135300000459	0013530	0000459
FW-SC LTD	1/1/1998	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	\$225,000	\$85,000	\$310,000	\$310,000
2024	\$245,000	\$85,000	\$330,000	\$330,000
2023	\$285,000	\$60,000	\$345,000	\$345,000
2022	\$252,000	\$60,000	\$312,000	\$312,000
2021	\$185,001	\$59,999	\$245,000	\$245,000
2020	\$185,001	\$59,999	\$245,000	\$245,000

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

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.