



Address: [12945 PEACH TREE WAY](#)
City: FORT WORTH
Georeference: 40453K-A-12
Subdivision: STONE CREEK ADDITION
Neighborhood Code: 3T030E

Latitude: 32.8193855929
Longitude: -97.0844296045
TAD Map: 2126-416
MAPSCO: TAR-055V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: STONE CREEK ADDITION Block
A Lot 12

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)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$449,184

Protest Deadline Date: 5/24/2024

Site Number: 07332181

Site Name: STONE CREEK ADDITION-A-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,670

Percent Complete: 100%

Land Sqft ^{*}: 6,098

Land Acres ^{*}: 0.1399

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:

KC ABHAYA

Primary Owner Address:

12945 PEACH TREE WAY
EULESS, TX 76040

Deed Date: 5/3/2024

Deed Volume:

Deed Page:

Instrument: [D224078227](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEVKOTA PARSHURAM	9/29/2021	D221291297		
AHMED ASRAFUN N;AHMED OYES	7/19/2006	D206228388	0000000	0000000
GRAHAM DOUGLAS W;GRAHAM HEIDI	6/28/2001	00149990000086	0014999	0000086
SMITH TODD S	3/1/2000	00142590000034	0014259	0000034
FIRST TEXAS HOMES INC	8/30/1999	00139950000331	0013995	0000331
FW-SC PHASE II PRTNSHP LTD	1/1/1999	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	\$364,184	\$85,000	\$449,184	\$449,184
2024	\$364,184	\$85,000	\$449,184	\$449,184
2023	\$379,373	\$60,000	\$439,373	\$439,373
2022	\$330,996	\$60,000	\$390,996	\$390,996
2021	\$273,515	\$60,000	\$333,515	\$333,515
2020	\$247,623	\$60,000	\$307,623	\$307,623

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.