



Address: [12661 BLACK CHERRY LN](#)
City: FORT WORTH
Georeference: 40456H-H-30
Subdivision: STONE WOOD ADDITION
Neighborhood Code: 3T030D

Latitude: 32.8221608538
Longitude: -97.0906952468
TAD Map: 2120-420
MAPSCO: TAR-055Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: STONE WOOD ADDITION Block
H Lot 30

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: 2000

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07349602

Site Name: STONE WOOD ADDITION-H-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,693

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

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:

ESTFANOUS ZAHER Y
MAWAD MERVAT

Primary Owner Address:

800 CHRISSY CREEK LN
EULESS, TX 76040

Deed Date: 6/1/2016

Deed Volume:

Deed Page:

Instrument: [D216119281](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GROZDANICH LINSY;GROZDANICH WILLIAM	9/30/2002	00160120000204	0016012	0000204
JONES LISA N	6/5/2000	00143790000314	0014379	0000314
CENTEX REAL ESTATE CORP	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	\$239,444	\$80,000	\$319,444	\$319,444
2024	\$239,444	\$80,000	\$319,444	\$319,444
2023	\$291,918	\$50,000	\$341,918	\$303,433
2022	\$232,703	\$50,000	\$282,703	\$275,848
2021	\$200,771	\$50,000	\$250,771	\$250,771
2020	\$184,482	\$50,000	\$234,482	\$234,482

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.