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Address: [12600 BEECH TREE LN](#)
City: FORT WORTH
Georeference: 40453K-J-1
Subdivision: STONE CREEK ADDITION
Neighborhood Code: 3T030E

Latitude: 32.8172294621
Longitude: -97.0904508692
TAD Map: 2120-416
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
J Lot 1

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$397,801

Protest Deadline Date: 5/24/2024

Site Number: 07656122
Site Name: STONE CREEK ADDITION-J-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,002
Percent Complete: 100%
Land Sqft^{*}: 8,712
Land Acres^{*}: 0.2000
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:

SHEHATA IBRAM
YOUSIF EVON
HENIN ABDOU

Primary Owner Address:

12600 BEECH TREE LN
EULESS, TX 76040

Deed Date: 11/27/2024

Deed Volume:

Deed Page:

Instrument: [D224214685](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILKSHIRE ROBERT	11/1/2007	D207436324	0000000	0000000
SIRVA RELOCATION LLC	11/1/2007	D207409394	0000000	0000000
RUSSO JASON DOBYNS;RUSSO MICHAEL	9/20/2000	00145360000366	0014536	0000366
FIRST TEXAS HOMES INC	4/5/2000	00142930000334	0014293	0000334
FW-SC PHASE II PRTNSHP LTD	1/1/2000	000000000000000	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	\$312,801	\$85,000	\$397,801	\$397,801
2024	\$312,801	\$85,000	\$397,801	\$393,078
2023	\$325,783	\$60,000	\$385,783	\$357,344
2022	\$284,442	\$60,000	\$344,442	\$324,858
2021	\$235,325	\$60,000	\$295,325	\$295,325
2020	\$213,202	\$60,000	\$273,202	\$273,202

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.