



Address: [12608 BEECH TREE LN](#)
City: FORT WORTH
Georeference: 40453K-J-3
Subdivision: STONE CREEK ADDITION
Neighborhood Code: 3T030E

Latitude: 32.8174333231
Longitude: -97.0901472044
TAD Map: 2120-416
MAPSCO: TAR-055U



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
J Lot 3

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: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$521,231

Protest Deadline Date: 5/24/2024

Site Number: 07656149

Site Name: STONE CREEK ADDITION-J-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,271

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

SALIBA JACQUES

Primary Owner Address:

12608 BEECH TREE LN
EULESS, TX 76040-3428

Deed Date: 11/30/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205362108](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SULTAN HADI A	12/31/2001	00153780000355	0015378	0000355
FIRST TEXAS HOMES INC	6/5/2001	00149450000282	0014945	0000282
FW-SC PHASE II PRTNSHP LTD	1/1/2000	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	\$436,231	\$85,000	\$521,231	\$494,465
2024	\$436,231	\$85,000	\$521,231	\$449,514
2023	\$454,503	\$60,000	\$514,503	\$408,649
2022	\$353,440	\$60,000	\$413,440	\$371,499
2021	\$277,726	\$60,000	\$337,726	\$337,726
2020	\$295,635	\$60,000	\$355,635	\$324,280

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.