



Address: [12720 BEECH TREE LN](#)
City: FORT WORTH
Georeference: 40453K-J-10
Subdivision: STONE CREEK ADDITION
Neighborhood Code: 3T030E

Latitude: 32.8179795818
Longitude: -97.0892039965
TAD Map: 2126-416
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 10

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: \$401,938
Protest Deadline Date: 5/24/2024

Site Number: 07656238
Site Name: STONE CREEK ADDITION-J-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,053
Percent Complete: 100%
Land Sqft^{*}: 5,227
Land Acres^{*}: 0.1199
Pool: N

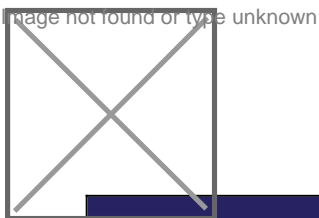
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
KEOMAXAY VONGPRACHANH
Primary Owner Address:
12720 BEECH TREE LN
EULESS, TX 76040-3430

Deed Date: 7/12/2019
Deed Volume:
Deed Page:
Instrument: [D219151811](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEOMAXAY VONGPRACHAN;NOP TONY	10/2/2006	D206335793	0000000	0000000
SECRETARY OF VETERAN AFFAIRS	7/12/2006	D206213221	0000000	0000000
GUARDIAN MORTGAGE COMPANY INC	7/4/2006	D206206519	0000000	0000000
WETZEL MICHAEL D EST	8/27/2001	00151190000097	0015119	0000097
FIRST TEXAS HOMES INC	3/13/2001	00147850000065	0014785	0000065
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	\$316,938	\$85,000	\$401,938	\$389,451
2024	\$316,938	\$85,000	\$401,938	\$354,046
2023	\$330,118	\$60,000	\$390,118	\$321,860
2022	\$288,092	\$60,000	\$348,092	\$292,600
2021	\$206,000	\$60,000	\$266,000	\$266,000
2020	\$206,000	\$60,000	\$266,000	\$266,000

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

- 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.