



Address: [12740 BEECH TREE LN](#)
City: FORT WORTH
Georeference: 40453K-J-15
Subdivision: STONE CREEK ADDITION
Neighborhood Code: 3T030E

Latitude: 32.818376294
Longitude: -97.0885031557
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 15

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: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 07656289
Site Name: STONE CREEK ADDITION-J-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,721
Percent Complete: 100%
Land Sqft^{*}: 6,534
Land Acres^{*}: 0.1500
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:
DANG VU T
Primary Owner Address:
12740 BEECH TREE LN
EULESS, TX 76040-3430

Deed Date: 9/28/2000
Deed Volume: 0014562
Deed Page: 0000121
Instrument: 00145620000121

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	4/18/2000	00143090000121	0014309	0000121
FW-SC PHASE II PRTNSHP LTD	1/1/2000	0000000000000000	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	\$281,964	\$85,000	\$366,964	\$366,964
2024	\$326,000	\$85,000	\$411,000	\$411,000
2023	\$386,723	\$60,000	\$446,723	\$409,630
2022	\$337,279	\$60,000	\$397,279	\$372,391
2021	\$278,537	\$60,000	\$338,537	\$338,537
2020	\$252,072	\$60,000	\$312,072	\$312,072

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.