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**Address:** [12725 SWEET BAY DR](#)  
**City:** FORT WORTH  
**Georeference:** 40453K-K-24  
**Subdivision:** STONE CREEK ADDITION  
**Neighborhood Code:** 3T030E

**Latitude:** 32.8177699367  
**Longitude:** -97.0874720407  
**TAD Map:** 2126-416  
**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  
K Lot 24

**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)

**Site Number:** 07656734  
**Site Name:** STONE CREEK ADDITION-K-24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,886  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,227  
**Land Acres<sup>\*</sup>:** 0.1199  
**Pool:** N

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$475,478

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
BATAYNEH LAYTH  
**Primary Owner Address:**  
12725 SWEET BAY DR  
EULESS, TX 76040

**Deed Date:** 5/22/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220120237](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALBATAINEH H NACHAWATI;ALBATAINEH L	1/19/2013	<a href="#">D213035812</a>	0000000	0000000
DEVON BANK	1/18/2013	<a href="#">D213035811</a>	0000000	0000000
ALBATAINEH HALAH;ALBATAINEH L	5/7/2010	<a href="#">D210124783</a>	0000000	0000000
ADMINISTRATOR VETERANS AFFAIRS	2/8/2010	<a href="#">D210036176</a>	0000000	0000000
WELLS FARGO BANK	2/2/2010	<a href="#">D210030291</a>	0000000	0000000
D'ANTONIO LEAH;D'ANTONIO MICHAEL	12/18/2003	<a href="#">D203469134</a>	0000000	0000000
GROVES DIANE T;GROVES JOHN E	4/24/2002	00156360000185	0015636	0000185
SERRANO JUBI P;SERRANO MARCELLO	10/16/2000	00145720000453	0014572	0000453
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 <sup>+</sup>
2025	\$390,478	\$85,000	\$475,478	\$475,478
2024	\$390,478	\$85,000	\$475,478	\$445,402
2023	\$371,695	\$60,000	\$431,695	\$404,911
2022	\$317,236	\$60,000	\$377,236	\$368,101
2021	\$274,637	\$60,000	\$334,637	\$334,637
2020	\$242,169	\$60,000	\$302,169	\$302,169

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.