



**Address:** [1012 BRAE CT](#)  
**City:** FORT WORTH  
**Georeference:** 37540-5R-5R  
**Subdivision:** SCENIC VILLAGE ADDITION  
**Neighborhood Code:** 3H070C

**Latitude:** 32.7779562559  
**Longitude:** -97.3150900906  
**TAD Map:** 2054-404  
**MAPSCO:** TAR-063P



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** SCENIC VILLAGE ADDITION  
Block 5R Lot 5R

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

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

**Site Number:** 07861311  
**Site Name:** SCENIC VILLAGE ADDITION-5R-5R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,662  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,246  
**Land Acres<sup>\*</sup>:** 0.3500

<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:**  
HIGGINS KIM E  
**Primary Owner Address:**  
1012 BRAE CT  
FORT WORTH, TX 76111

**Deed Date:** 3/15/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221070398](#)

| Previous Owners              | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------------------|-----------|----------------------------|-------------|-----------|
| CLACK CONNIE N;CLACK JIMMY F | 9/10/2004 | <a href="#">D204292066</a> | 0000000     | 0000000   |
| HILL JOINT VENTURE           | 1/1/2001  | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$436,414          | \$103,586   | \$540,000    | \$540,000                    |
| 2024 | \$483,797          | \$103,586   | \$587,383    | \$587,383                    |
| 2023 | \$508,414          | \$103,586   | \$612,000    | \$612,000                    |
| 2022 | \$579,392          | \$68,989    | \$648,381    | \$648,381                    |
| 2021 | \$524,706          | \$43,750    | \$568,456    | \$568,456                    |
| 2020 | \$527,162          | \$43,750    | \$570,912    | \$548,446                    |

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.