



**Address:** [4012 TORTOISE LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44033H-10-12  
**Subdivision:** TURTLE CREEK RANCH ADDITION  
**Neighborhood Code:** 2Y100Z

**Latitude:** 32.8282852157  
**Longitude:** -97.5096803821  
**TAD Map:** 1994-420  
**MAPSCO:** TAR-044N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TURTLE CREEK RANCH  
ADDITION Block 10 Lot 12

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
AZLE ISD (915)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$483,973

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

**Site Number:** 40135616

**Site Name:** TURTLE CREEK RANCH ADDITION-10-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,404

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 45,302

**Land Acres<sup>\*</sup>:** 1.0399

**Pool:** N

<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:**

MCLAIN ROBERT A  
MCLAIN DEBORAH

**Primary Owner Address:**

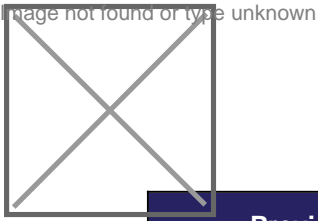
4012 TORTOISE LN  
FORT WORTH, TX 76135-5379

**Deed Date:** 10/7/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204322403](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEARSTONE PROPERTIES LP	7/21/2004	<a href="#">D204241840</a>	0000000	0000000
1886 LP	1/1/2002	000000000000000	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	\$400,873	\$83,100	\$483,973	\$483,973
2024	\$400,873	\$83,100	\$483,973	\$478,322
2023	\$416,797	\$83,100	\$499,897	\$434,838
2022	\$357,774	\$43,100	\$400,874	\$395,307
2021	\$342,177	\$43,100	\$385,277	\$359,370
2020	\$310,629	\$36,000	\$346,629	\$326,700

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.