



Address: [12045 ERIN LN](#)
City: TARRANT COUNTY
Georeference: 44733J-2-31
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.9632109627
Longitude: -97.4391617549
TAD Map: 2018-468
MAPSCO: TAR-004W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VISTA RANCH Block 2 Lot 31

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$778,205

Protest Deadline Date: 5/24/2024

Site Number: 40489256

Site Name: VISTA RANCH-2-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,179

Percent Complete: 100%

Land Sqft^{*}: 67,518

Land Acres^{*}: 1.5500

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:

FERGUSON LESLIE J
FERGUSON TINA M

Primary Owner Address:

12045 ERIN LN
FORT WORTH, TX 76179-9156

Deed Date: 1/11/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213013070](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACYTEXAS BANK	8/3/2010	D210186971	0000000	0000000
SCC HOMES LTD	1/23/2007	D207031893	0000000	0000000
TINSLEY DEVELOPMENT LTD	1/1/2004	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 ⁺
2025	\$527,362	\$154,638	\$682,000	\$682,000
2024	\$623,567	\$154,638	\$778,205	\$742,698
2023	\$582,705	\$112,000	\$694,705	\$675,180
2022	\$522,077	\$102,000	\$624,077	\$613,800
2021	\$456,000	\$102,000	\$558,000	\$558,000
2020	\$456,000	\$102,000	\$558,000	\$558,000

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.