

Tarrant Appraisal District Property Information | PDF

Account Number: 40489744

Latitude: 32.9632392271 Address: 12040 ERIN LN Longitude: -97.4379568053 **City: TARRANT COUNTY** Georeference: 44733J-6-1

TAD Map: 2018-468 MAPSCO: TAR-004W

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Subdivision: VISTA RANCH Neighborhood Code: 2N300J

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

PROPERTY DATA

Legal Description: VISTA RANCH Block 6 Lot 1

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: 2006

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40489744

Site Name: VISTA RANCH-6-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,614 Percent Complete: 100%

Land Sqft*: 57,935 Land Acres*: 1.3300

Pool: Y

+++ Rounded.

OWNER INFORMATION

Current Owner:

NYHUIS FRANS **Deed Date:** 6/20/2006 NYHUIS LISA Deed Volume: 0000000 **Primary Owner Address: Deed Page: 0000000**

Previous Owners

TEXAS INTEGRITY CUSTOM HOMES

TINSLEY DEVELOPMENT LTD

12040 ERIN LN

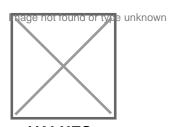
FORT WORTH, TX 76179-9155

| Date | Instrument | Deed Volume | Deed Page | | | |
|----------|-----------------|-------------|-----------|--|--|--|
| 3/9/2004 | D205086667 | 0000000 | 0000000 | | | |
| 1/1/2004 | 000000000000000 | 0000000 | 0000000 | | | |

Instrument: D206203050

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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 | \$365,615 | \$145,055 | \$510,670 | \$510,670 |
| 2024 | \$365,615 | \$145,055 | \$510,670 | \$510,670 |
| 2023 | \$534,289 | \$103,200 | \$637,489 | \$585,408 |
| 2022 | \$445,429 | \$93,200 | \$538,629 | \$532,189 |
| 2021 | \$390,608 | \$93,200 | \$483,808 | \$483,808 |
| 2020 | \$372,467 | \$93,200 | \$465,667 | \$465,667 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.