



Address: [12040 ERIN LN](#)
City: TARRANT COUNTY
Georeference: 44733J-6-1
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.9632392271
Longitude: -97.4379568053
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 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.

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

OWNER INFORMATION

Current Owner:

NYHUIS FRANS
NYHUIS LISA

Primary Owner Address:

12040 ERIN LN
FORT WORTH, TX 76179-9155

Deed Date: 6/20/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206203050](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|----------|----------------------------|-------------|-----------|
| TEXAS INTEGRITY CUSTOM HOMES | 3/9/2004 | D205086667 | 0000000 | 0000000 |
| TINSLEY DEVELOPMENT LTD | 1/1/2004 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 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.

+ 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.