



Address: [12046 ERIN LN](#)
City: TARRANT COUNTY
Georeference: 44733J-6-2
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.9636667484
Longitude: -97.4380920744
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 2

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: None

Protest Deadline Date: 5/24/2024

Site Number: 40489752
Site Name: VISTA RANCH-6-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,554
Percent Complete: 100%
Land Sqft^{*}: 53,143
Land Acres^{*}: 1.2199
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:

ONEIL COREY A
ONEIL BRITTNEY S

Primary Owner Address:

12046 ERIN LN
FORT WORTH, TX 76179

Deed Date: 11/18/2014
Deed Volume:
Deed Page:
Instrument: [D214253821](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHASE MARK;CHASE SHELLY	9/20/2006	D206303552	0000000	0000000
KINCAID ANGELA;KINCAID KYLE	1/23/2006	D206074947	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	\$588,737	\$140,263	\$729,000	\$729,000
2024	\$648,737	\$140,263	\$789,000	\$729,428
2023	\$675,689	\$98,800	\$774,489	\$663,116
2022	\$561,213	\$88,800	\$650,013	\$602,833
2021	\$459,230	\$88,800	\$548,030	\$548,030
2020	\$459,230	\$88,800	\$548,030	\$548,030

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.