



Address: [12050 ERIN LN](#)
City: TARRANT COUNTY
Georeference: 44733J-6-3
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.9640208531
Longitude: -97.4381854169
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 3

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: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$925,000

Protest Deadline Date: 5/24/2024

Site Number: 40489760

Site Name: VISTA RANCH-6-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,116

Percent Complete: 100%

Land Sqft^{*}: 45,302

Land Acres^{*}: 1.0399

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:

SIFUENTES JOSIE
SIFUENTES JOSE A

Primary Owner Address:

12050 ERIN LN
FORT WORTH, TX 76179

Deed Date: 6/23/2017

Deed Volume:

Deed Page:

Instrument: [D217143641](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERIDIAN RESIDENTIAL LP	6/19/2014	D214133380	0000000	0000000
KRUKIEL BRIAN WILLIAM	6/24/2011	D211152624	0000000	0000000
ORR JASON;ORR SHANNON ORR	3/4/2005	D205086500	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	\$757,578	\$132,422	\$890,000	\$890,000
2024	\$792,578	\$132,422	\$925,000	\$915,063
2023	\$807,400	\$91,600	\$899,000	\$831,875
2022	\$710,464	\$81,600	\$792,064	\$756,250
2021	\$613,503	\$81,600	\$695,103	\$687,500
2020	\$543,400	\$81,600	\$625,000	\$625,000

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.