



Address: [12058 ERIN LN](#)
City: TARRANT COUNTY
Georeference: 44733J-6-4
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.964342328
Longitude: -97.4382359867
TAD Map: 2018-472
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 4

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

Notice Sent Date: 4/15/2025

Notice Value: \$640,000

Protest Deadline Date: 5/24/2024

Site Number: 40489779

Site Name: VISTA RANCH-6-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,059

Percent Complete: 100%

Land Sqft^{*}: 42,253

Land Acres^{*}: 0.9699

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:

MAHER ANGIE L
MAHER DENNIS

Primary Owner Address:

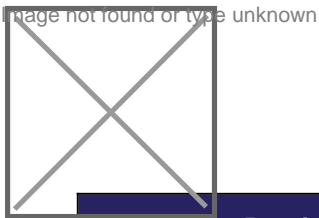
12058 ERIN LN
FORT WORTH, TX 76179-9155

Deed Date: 3/24/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FAROS ANGIE L;FAROS DENNIS MAHER	3/15/2012	D212068927	0000000	0000000
PRESLEY CYNTHI;PRESLEY TIMOTHY H	8/25/2006	D206267815	0000000	0000000
NEW JASON	12/16/2005	D205387097	0000000	0000000
TINSLEY DEVELOPMENT LTD	1/1/2004	00000000000000	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	\$456,627	\$129,373	\$586,000	\$586,000
2024	\$510,627	\$129,373	\$640,000	\$578,985
2023	\$540,700	\$87,300	\$628,000	\$526,350
2022	\$476,360	\$77,600	\$553,960	\$478,500
2021	\$357,400	\$77,600	\$435,000	\$435,000
2020	\$357,400	\$77,600	\$435,000	\$435,000

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.