



Address: [12062 ERIN LN](#)
City: TARRANT COUNTY
Georeference: 44733J-6-5
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.9646758972
Longitude: -97.4382788008
TAD Map: 2018-472
MAPSCO: TAR-004S



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 5

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: \$686,247

Protest Deadline Date: 5/24/2024

Site Number: 40489787

Site Name: VISTA RANCH-6-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,832

Percent Complete: 100%

Land Sqft^{*}: 43,124

Land Acres^{*}: 0.9899

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:

GARDNER JASON
GARDNER MARI

Primary Owner Address:

12062 ERIN LN
SAGINAW, TX 76179-9155

Deed Date: 11/8/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207402731](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARVALHO JOSEPH M	6/16/2006	D206187629	0000000	0000000
TEXAS INTEGRITY CUSTOM HMS LP	10/24/2005	D205333371	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	\$556,003	\$130,244	\$686,247	\$682,186
2024	\$556,003	\$130,244	\$686,247	\$620,169
2023	\$568,937	\$89,100	\$658,037	\$563,790
2022	\$474,703	\$79,200	\$553,903	\$512,536
2021	\$386,742	\$79,200	\$465,942	\$465,942
2020	\$386,742	\$79,200	\$465,942	\$465,942

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.