



**Address:** [12072 ERIN LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44733J-6-8  
**Subdivision:** VISTA RANCH  
**Neighborhood Code:** 2N300J

**Latitude:** 32.9659245003  
**Longitude:** -97.4384237753  
**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 8

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$738,183

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40489817

**Site Name:** VISTA RANCH-6-8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,131

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 40,511

**Land Acres<sup>\*</sup>:** 0.9300

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SUNDEEN LIVING TRUST

**Primary Owner Address:**

12072 ERIN LN  
FORT WORTH, TX 76179

**Deed Date:** 3/16/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216057757](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUNDEEN CARL G;SUNDEEN SHARON K	8/29/2014	<a href="#">D214192085</a>		
DRAKE PAT;DRAKE RICHARD	7/28/2006	<a href="#">D206237551</a>	0000000	0000000
ENDEAVOUR INC	1/14/2005	<a href="#">D205025735</a>	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 <sup>+</sup>
2025	\$610,552	\$127,631	\$738,183	\$738,183
2024	\$610,552	\$127,631	\$738,183	\$724,730
2023	\$624,839	\$83,700	\$708,539	\$658,845
2022	\$539,109	\$74,400	\$613,509	\$598,950
2021	\$475,538	\$74,400	\$549,938	\$544,500
2020	\$420,600	\$74,400	\$495,000	\$495,000

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.