



**Address:** [12076 ERIN LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44733J-6-9  
**Subdivision:** VISTA RANCH  
**Neighborhood Code:** 2N300J

**Latitude:** 32.9664128078  
**Longitude:** -97.4384837178  
**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 9

**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:** OWNWELL INC (12140)

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

**Notice Value:** \$729,772

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

**Site Number:** 40489825

**Site Name:** VISTA RANCH-6-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,139

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 40,946

**Land Acres<sup>\*</sup>:** 0.9399

**Pool:** Y

<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:**

LAFFOON ROBERT LESLIE

**Primary Owner Address:**

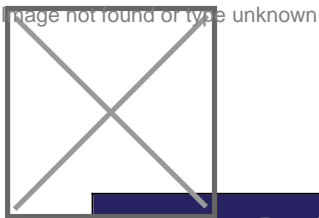
12076 ERIN LN  
FORT WORTH, TX 76179

**Deed Date:** 1/18/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222021495](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAFFOON ROBERT L;LAFFOON TRACEY	1/6/2006	<a href="#">D206008525</a>	0000000	0000000
BAILEE CUSTOM HOMES INC	9/9/2005	<a href="#">D205281263</a>	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 <sup>+</sup>
2025	\$601,706	\$128,066	\$729,772	\$729,772
2024	\$601,706	\$128,066	\$729,772	\$689,700
2023	\$594,400	\$84,600	\$679,000	\$627,000
2022	\$494,800	\$75,200	\$570,000	\$570,000
2021	\$450,705	\$75,200	\$525,905	\$525,905
2020	\$429,551	\$75,200	\$504,751	\$504,751

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.