



Address: [12081 RACHEL LEA LN](#)
City: TARRANT COUNTY
Georeference: 44733J-6-12
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.9654925664
Longitude: -97.4374466947
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 12

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40489868

Site Name: VISTA RANCH-6-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,962

Percent Complete: 100%

Land Sqft^{*}: 48,787

Land Acres^{*}: 1.1199

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:

MORRIS CHARLES
MORRIS STACY

Primary Owner Address:

12081 RACHEL LEA LN
FORT WORTH, TX 76179-9150

Deed Date: 10/19/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207379167](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORP	9/18/2007	D207338551	0000000	0000000
LORENSEN PAUL D	4/13/2006	D206115901	0000000	0000000
YOUNG JANICE L	9/29/2005	D205319059	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	\$345,350	\$135,907	\$481,257	\$481,257
2024	\$404,831	\$135,907	\$540,738	\$540,738
2023	\$584,042	\$94,800	\$678,842	\$564,231
2022	\$487,054	\$84,801	\$571,855	\$512,937
2021	\$381,506	\$84,800	\$466,306	\$466,306
2020	\$381,506	\$84,800	\$466,306	\$466,306

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.