07-18-2025

Tarrant Appraisal District Property Information | PDF Account Number: 40489868

Address: 12081 RACHEL LEA LN

City: TARRANT COUNTY Georeference: 44733J-6-12 Subdivision: VISTA RANCH Neighborhood Code: 2N300J

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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

+++ Rounded.

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

OWNER INFORMATION

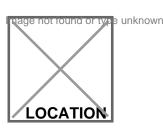
Current Owner: MORRIS CHARLES MORRIS STACY Primary Owner Address: 12081 RACHEL LEA LN FORT WORTH, TX 76179-9150

Deed Date: 10/19/2007 Deed Volume: 000000 Deed Page: 0000000 Instrument: D207379167

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

Latitude: 32.9654925664 Longitude: -97.4374466947 TAD Map: 2018-472 MAPSCO: TAR-004S







VALUES

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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.