



Address: [12065 RACHEL LEA LN](#)
City: TARRANT COUNTY
Georeference: 44733J-6-15
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.9643686973
Longitude: -97.4370686481
TAD Map: 2018-472
MAPSCO: TAR-004W



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 15

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: \$811,045

Protest Deadline Date: 5/24/2024

Site Number: 40489892
Site Name: VISTA RANCH-6-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,359
Percent Complete: 100%
Land Sqft^{*}: 41,382
Land Acres^{*}: 0.9500
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:

FAVER WILLIAM L

Primary Owner Address:

12065 RACHEL LEA LN
FORT WORTH, TX 76179-9150

Deed Date: 7/11/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205203198](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENDEAVOR INC	1/14/2005	D205033956	0000000	0000000
TINSLEY DEVELOPMENT LTD	1/1/2004	0000000000000000	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	\$682,543	\$128,502	\$811,045	\$811,045
2024	\$682,543	\$128,502	\$811,045	\$744,721
2023	\$697,734	\$45,500	\$743,234	\$677,019
2022	\$591,318	\$36,000	\$627,318	\$615,472
2021	\$523,520	\$36,000	\$559,520	\$559,520
2020	\$501,231	\$36,000	\$537,231	\$537,231

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.