



Address: [12087 ERIN LN](#)
City: TARRANT COUNTY
Georeference: 44733J-10-5
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.9674145247
Longitude: -97.4395351343
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 10 Lot 5

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,025,227

Protest Deadline Date: 5/24/2024

Site Number: 40490157

Site Name: VISTA RANCH-10-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,308

Percent Complete: 100%

Land Sqft^{*}: 70,567

Land Acres^{*}: 1.6199

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CARDIN REVOCABLE TRUST

Primary Owner Address:

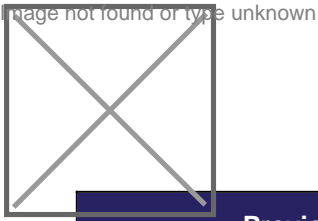
12087 ERIN LN
FORT WORTH, TX 76179

Deed Date: 6/19/2024

Deed Volume:

Deed Page:

Instrument: [D224107906](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARDIN NICOLE;CARDIN TIMOTHY	12/19/2018	D218278195		
EDWARDS PHILLIP;EDWARDS SUZETTE	1/13/2006	D206048992	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	\$797,313	\$157,687	\$955,000	\$955,000
2024	\$867,540	\$157,687	\$1,025,227	\$948,880
2023	\$890,222	\$114,800	\$1,005,022	\$862,618
2022	\$679,398	\$104,800	\$784,198	\$784,198
2021	\$645,394	\$104,800	\$750,194	\$750,194
2020	\$610,715	\$104,800	\$715,515	\$715,515

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

There are no exemptions for this property

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.