



Address: [12040 GAINESWAY CT](#)
City: TARRANT COUNTY
Georeference: 44456-10-2
Subdivision: VAN ZANDT FARMS-FOSSIL CREEK
Neighborhood Code: 2N300H

Latitude: 32.9311394476
Longitude: -97.391156085
TAD Map: 2030-460
MAPSCO: TAR-019K



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: VAN ZANDT FARMS-FOSSIL
CREEK Block 10 Lot 2

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: 2009

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40497623

Site Name: VAN ZANDT FARMS-FOSSIL CREEK-10-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,354

Percent Complete: 100%

Land Sqft^{*}: 42,688

Land Acres^{*}: 0.9800

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:

RAY DARLENE
RAY RODNEY G

Primary Owner Address:

12040 GAINESWAY CT
HASLET, TX 76052-5179

Deed Date: 7/10/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209188211](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAY DARLENE D	3/3/2009	D209075716	0000000	0000000
RAY DARLENE D RAY;RAY RODNEY G	3/1/2006	D206075027	0000000	0000000
NORTH TX MAVERICK BUILDERS LP	3/1/2006	D206075026	0000000	0000000
VAN ZANDT PARTNERS 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	\$547,822	\$129,809	\$677,631	\$677,631
2024	\$547,822	\$129,809	\$677,631	\$677,631
2023	\$674,276	\$85,000	\$759,276	\$626,489
2022	\$548,636	\$85,000	\$633,636	\$569,535
2021	\$434,743	\$85,000	\$519,743	\$517,759
2020	\$391,257	\$85,000	\$476,257	\$470,690

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.