



Address: [12732 TRAVERS TR](#)
City: FORT WORTH
Georeference: 37482-4-23
Subdivision: SARATOGA
Neighborhood Code: 3K600M

Latitude: 32.9586933166
Longitude: -97.2862021526
TAD Map: 2060-468
MAPSCO: TAR-008X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SARATOGA Block 4 Lot 23

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
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: 5/1/2025

Notice Value: \$595,948

Protest Deadline Date: 5/24/2024

Site Number: 40610446

Site Name: SARATOGA-4-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,045

Percent Complete: 100%

Land Sqft^{*}: 7,292

Land Acres^{*}: 0.1674

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:

MABRY MELINDA CAROL
MABRY CHRISTOPHER TODD

Primary Owner Address:

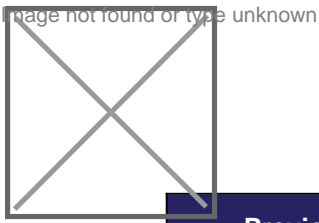
12732 TRAVERS TR
KELLER, TX 76244-5118

Deed Date: 2/8/2018

Deed Volume:

Deed Page:

Instrument: [D218031389](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHEN CHING-HSUAN	2/17/2006	D206053920	0000000	0000000
MHI PARTNERSHIP LTD	10/29/2004	D204341026	0000000	0000000
HILLWOOD SARATOGA LP	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	\$510,948	\$85,000	\$595,948	\$563,679
2024	\$510,948	\$85,000	\$595,948	\$512,435
2023	\$484,788	\$85,000	\$569,788	\$465,850
2022	\$412,724	\$65,000	\$477,724	\$423,500
2021	\$321,144	\$65,000	\$386,144	\$385,000
2020	\$285,000	\$65,000	\$350,000	\$350,000

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.