



**Address:** [12701 CONNEMARA LN](#)  
**City:** FORT WORTH  
**Georeference:** 37482-10-1  
**Subdivision:** SARATOGA  
**Neighborhood Code:** 3K600M

**Latitude:** 32.9590971349  
**Longitude:** -97.2901569176  
**TAD Map:** 2060-468  
**MAPSCO:** TAR-008W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SARATOGA Block 10 Lot 1

**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:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$504,676

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40938158  
**Site Name:** SARATOGA-10-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,032  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,869  
**Land Acres<sup>\*</sup>:** 0.1806  
**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

MATTHEWS DAVID S  
MATTHEWS LINDSAY

**Primary Owner Address:**  
12701 CONNEMARA LN  
KELLER, TX 76244-9464

**Deed Date:** 6/28/2007  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D207234653](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STANDARD PACIFIC OF TX LP	1/3/2007	<a href="#">D207006171</a>	0000000	0000000
HILLWOOD SARATOGA LP	1/6/2006	000000000000000	0000000	0000000
STANDARD PACIFIC OF TEXAS LP	1/5/2006	<a href="#">D206013790</a>	0000000	0000000
HILLWOOD SARATOGA LP	1/1/2005	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 <sup>+</sup>
2025	\$419,676	\$85,000	\$504,676	\$504,676
2024	\$419,676	\$85,000	\$504,676	\$499,655
2023	\$435,699	\$85,000	\$520,699	\$454,232
2022	\$368,705	\$65,000	\$433,705	\$412,938
2021	\$310,398	\$65,000	\$375,398	\$375,398
2020	\$290,256	\$65,000	\$355,256	\$355,256

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.