



Address: [12705 CONNEMARA LN](#)
City: FORT WORTH
Georeference: 37482-10-2
Subdivision: SARATOGA
Neighborhood Code: 3K600M

Latitude: 32.9592738892
Longitude: -97.2901914287
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 2

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

Protest Deadline Date: 5/24/2024

Site Number: 40938166

Site Name: SARATOGA-10-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,326

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1652

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:

ZHAN ZHEN

Primary Owner Address:

508 SPUR DR
ALLEN, TX 75013

Deed Date: 12/20/2017

Deed Volume:

Deed Page:

Instrument: [D217294830](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PETRIE ALFRED R III;PETRIE MICHELLE L	8/14/2014	D214180931		
RUFF NANCY A	4/12/2011	D211088184	0000000	0000000
FRAZIER DANIEL;FRAZIER DAWN	9/10/2007	D207327796	0000000	0000000
STANDARD PACIFIC OF TX LP	4/2/2007	D207118200	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 ⁺
2025	\$294,000	\$85,000	\$379,000	\$379,000
2024	\$317,000	\$85,000	\$402,000	\$402,000
2023	\$323,608	\$85,000	\$408,608	\$408,608
2022	\$288,070	\$65,000	\$353,070	\$353,070
2021	\$214,400	\$65,000	\$279,400	\$279,400
2020	\$214,400	\$65,000	\$279,400	\$279,400

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.