



Address: [12709 CONNEMARA LN](#)
City: FORT WORTH
Georeference: 37482-10-3
Subdivision: SARATOGA
Neighborhood Code: 3K600M

Latitude: 32.9594365073
Longitude: -97.2902240722
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 3

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$456,679

Protest Deadline Date: 5/24/2024

Site Number: 40938174

Site Name: SARATOGA-10-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,772

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:

LAVENDER JOHN M

Primary Owner Address:

12709 CONNEMARA LN
KELLER, TX 76244-9464

Deed Date: 3/6/2020

Deed Volume:

Deed Page:

Instrument: [D220107361](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAVENDER GLADLYNN;LAVENDER JOHN M	3/16/2007	D207100015	0000000	0000000
STANDARD PACIFIC OF TEXAS LP	10/4/2006	D206313975	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	\$371,679	\$85,000	\$456,679	\$456,679
2024	\$371,679	\$85,000	\$456,679	\$446,551
2023	\$386,462	\$85,000	\$471,462	\$405,955
2022	\$329,386	\$65,000	\$394,386	\$369,050
2021	\$275,703	\$65,000	\$340,703	\$335,500
2020	\$240,000	\$65,000	\$305,000	\$305,000

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.