



Address: [12071 ERIN LN](#)
City: TARRANT COUNTY
Georeference: 44733J-10-1R
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.965619245
Longitude: -97.4395401786
TAD Map: 2018-472
MAPSCO: TAR-004S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VISTA RANCH Block 10 Lot 1R

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41010183

Site Name: VISTA RANCH-10-1R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,602

Percent Complete: 100%

Land Sqft^{*}: 64,468

Land Acres^{*}: 1.4799

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

THOMPSON CAREY WARRICK
THOMPSON KIMBERLY DAWN

Primary Owner Address:

12071 ERIN LN
FORT WORTH, TX 76179

Deed Date: 3/3/2017

Deed Volume:

Deed Page:

Instrument: [D217049304](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORP	3/3/2017	D217049302		
WOODWARD KRISTA A;WOODWARD MORGAN S	1/5/2015	D215002333		
POTTS CHAD D	7/3/2007	D207243909	0000000	0000000
HARTER CHRISTOPHER D;HARTER WHITNE	11/11/2005	D205370900	0000000	0000000
TINSLEY DEVELOPMENT LTD	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	\$782,412	\$151,588	\$934,000	\$934,000
2024	\$782,412	\$151,588	\$934,000	\$934,000
2023	\$762,340	\$109,200	\$871,540	\$864,590
2022	\$693,109	\$99,200	\$792,309	\$785,991
2021	\$615,337	\$99,200	\$714,537	\$714,537
2020	\$613,819	\$99,200	\$713,019	\$713,019

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.