



Address: [11812 PECAN ORCHARD WAY](#)
City: TARRANT COUNTY
Georeference: 31200H-A-36
Subdivision: ORCHARDS, THE
Neighborhood Code: 2N500E

Latitude: 32.9446175191
Longitude: -97.4963031847
TAD Map: 2000-464
MAPSCO: TAR-016G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ORCHARDS, THE Block A Lot 36

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,118,122

Protest Deadline Date: 5/24/2024

Site Number: 41052730

Site Name: ORCHARDS, THE-A-36

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,983

Percent Complete: 100%

Land Sqft^{*}: 45,302

Land Acres^{*}: 1.0399

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:

DAVID A AND LYNN K RUBIN REVOCABLE TRUST

Primary Owner Address:

11812 PECAN ORCHARD WAY
FORT WORTH, TX 76179

Deed Date: 1/30/2025

Deed Volume:

Deed Page:

Instrument: [D225042772](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUBIN DAVID;RUBIN LYNN	6/22/2017	D217144115		
NATIONAL RESIDENTIAL NOMINEE SERVICES	6/21/2017	D217144114		
JAMES KAL J;JAMES NICOLE L	9/25/2014	D214211729		
JOHNSEN ANDREW K;JOHNSEN WENDE L	5/11/2007	D207184468	0000000	0000000
MONTCLAIRE CUSTOM HOMES INC	3/5/2007	D207098281	0000000	0000000
PEDEN ROAD LTD	1/1/2006	0000000000000000	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	\$918,122	\$200,000	\$1,118,122	\$1,118,122
2024	\$918,122	\$200,000	\$1,118,122	\$1,118,122
2023	\$1,023,060	\$135,000	\$1,158,060	\$1,158,060
2022	\$757,263	\$135,000	\$892,263	\$892,263
2021	\$619,107	\$135,000	\$754,107	\$754,107
2020	\$621,863	\$135,000	\$756,863	\$756,863

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.