



**Address:** [312 RUSTIC VIEW RD](#)  
**City:** FORT WORTH  
**Georeference:** 9613B-12-6  
**Subdivision:** DEER CREEK NORTH ADD  
**Neighborhood Code:** 4B012K

**Latitude:** 32.6094747274  
**Longitude:** -97.3250386747  
**TAD Map:** 2048-340  
**MAPSCO:** TAR-105S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DEER CREEK NORTH ADD  
Block 12 Lot 6

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2011

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$258,459

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

**Site Number:** 41073835  
**Site Name:** DEER CREEK NORTH ADD-12-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,342  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,250  
**Land Acres<sup>\*</sup>:** 0.1205  
**Pool:** N

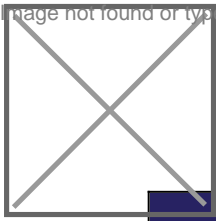
<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
MILTON DOROTHY  
**Primary Owner Address:**  
312 RUSTIC VIEW RD  
FORT WORTH, TX 76140-7539

**Deed Date:** 5/27/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D211128048](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LGI HOMES-DEER CREEK LLC	6/30/2009	<a href="#">D209176636</a>	0000000	0000000
VERITEX COMMUNITY BANK	3/4/2008	<a href="#">D208102659</a>	0000000	0000000
RISINGER DEER CREEK LP	1/1/2006	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	\$208,459	\$50,000	\$258,459	\$258,459
2024	\$208,459	\$50,000	\$258,459	\$244,042
2023	\$230,279	\$40,000	\$270,279	\$221,856
2022	\$180,118	\$40,000	\$220,118	\$201,687
2021	\$145,861	\$40,000	\$185,861	\$183,352
2020	\$131,646	\$40,000	\$171,646	\$166,684

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.