



Address: [412 RUSTIC VIEW RD](#)
City: FORT WORTH
Georeference: 9613B-12-12
Subdivision: DEER CREEK NORTH ADD
Neighborhood Code: 4B012K

Latitude: 32.6094871011
Longitude: -97.3260850948
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 12

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: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$249,000

Protest Deadline Date: 5/24/2024

Site Number: 41073908
Site Name: DEER CREEK NORTH ADD-12-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,342
Percent Complete: 100%
Land Sqft^{*}: 7,840
Land Acres^{*}: 0.1799
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:

NGO TAN V

Primary Owner Address:

412 RUSTIC VIEW RD
FORT WORTH, TX 76140-7542

Deed Date: 6/30/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211158485](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LGI HOMES-DEER CREEK LLC	6/30/2009	D209176636	0000000	0000000
VERITEX COMMUNITY BANK	3/4/2008	D208102659	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 ⁺
2025	\$199,000	\$50,000	\$249,000	\$249,000
2024	\$199,000	\$50,000	\$249,000	\$232,222
2023	\$230,279	\$40,000	\$270,279	\$211,111
2022	\$169,000	\$40,000	\$209,000	\$191,919
2021	\$134,472	\$40,000	\$174,472	\$174,472
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.