



Address: [12716 SHADY CEDAR DR](#)
City: FORT WORTH
Georeference: 42205-16-19
Subdivision: TIMBERLAND-FT WORTH
Neighborhood Code: 3K600L

Latitude: 32.959079798
Longitude: -97.2589842175
TAD Map: 2072-468
MAPSCO: TAR-009W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TIMBERLAND-FT WORTH Block
16 Lot 19

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A
Year Built: 2007
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 41109732
Site Name: TIMBERLAND-FT WORTH-16-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,105
Percent Complete: 100%
Land Sqft^{*}: 7,677
Land Acres^{*}: 0.1762
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:
LE HAN
Primary Owner Address:
601 COMAL CT
KELLER, TX 76248-7334

Deed Date: 11/3/2017
Deed Volume:
Deed Page:
Instrument: [D217257218](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH QUENTIN	7/24/2017	D217168032		
MILLER KYSTON DYONNE	8/27/2007	D207320289	0000000	0000000
CENTEX HOMES	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	\$281,341	\$65,000	\$346,341	\$346,341
2024	\$281,341	\$65,000	\$346,341	\$346,341
2023	\$290,372	\$65,000	\$355,372	\$355,372
2022	\$237,524	\$50,000	\$287,524	\$287,524
2021	\$193,061	\$50,000	\$243,061	\$243,061
2020	\$178,324	\$50,000	\$228,324	\$228,324

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.