



**Address:** [12048 YARMOUTH LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 24103M-L-9  
**Subdivision:** LIVE OAK CREEK  
**Neighborhood Code:** 2W300T

**Latitude:** 32.7762520199  
**Longitude:** -97.5357449168  
**TAD Map:** 1988-400  
**MAPSCO:** TAR-057Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LIVE OAK CREEK Block L Lot 9

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
LIVE OAK CREEK MUD #1 (319)  
WHITE SETTLEMENT ISD (920)

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$452,821

**Protest Deadline Date:** 7/12/2024

**Site Number:** 41440617

**Site Name:** LIVE OAK CREEK-L-9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,792

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,454

**Land Acres<sup>\*</sup>:** 0.2399

**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:**

SHIRES DERIK MICHAEL  
SHIRES APRIL

**Primary Owner Address:**

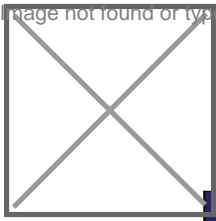
12048 YARMOUTH LN  
FORT WORTH, TX 76108

**Deed Date:** 10/3/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218226218](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	8/14/2013	<a href="#">D213215661</a>	0000000	0000000
CLARITY HOMES LTD	5/24/2012	<a href="#">D212125613</a>	0000000	0000000
W/J HAYWIRE I LP	1/1/2008	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	\$377,821	\$75,000	\$452,821	\$452,821
2024	\$377,821	\$75,000	\$452,821	\$399,300
2023	\$401,776	\$75,000	\$476,776	\$363,000
2022	\$316,160	\$60,000	\$376,160	\$330,000
2021	\$240,000	\$60,000	\$300,000	\$300,000
2020	\$240,000	\$60,000	\$300,000	\$300,000

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

- DISABLED VET 50 to 69 PCT 11.22

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.