



**Address:** [12921 OAKVALE TR](#)  
**City:** FORT WORTH  
**Georeference:** 40256-A-12  
**Subdivision:** STEADMAN FARMS  
**Neighborhood Code:** 3K600P

**Latitude:** 32.9623095783  
**Longitude:** -97.2673982952  
**TAD Map:**  
**MAPSCO:** TAR-008Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** STEADMAN FARMS Block A Lot 12 PER PLAT D214147574

**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:** 2015

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 141732170

**Site Name:** STEADMAN FARMS Block A Lot 12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,410

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

DEFRANCO BRADLEY

DEFRANCO KRYSTAL

**Primary Owner Address:**

12921 OAKVALE TRL  
FORT WORTH, TX 76244

**Deed Date:** 1/20/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217017639](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOUTWELL ERICA MICHELE;BOUTWELL STEPHEN LAMAR	9/28/2015	<a href="#">D215221809</a>		
GEHAN HOMES LTD	7/25/2014	<a href="#">D214160307</a>		
STEADMAN FARMS LLC	1/1/2014	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	\$328,638	\$100,000	\$428,638	\$428,638
2024	\$328,638	\$100,000	\$428,638	\$428,638
2023	\$371,526	\$100,000	\$471,526	\$422,511
2022	\$314,101	\$70,000	\$384,101	\$384,101
2021	\$284,803	\$70,000	\$354,803	\$354,803
2020	\$253,676	\$70,000	\$323,676	\$323,676

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.