



**Address:** [12720 VIEWPOINT LN](#)  
**City:** FORT WORTH  
**Georeference:** 18204B-8-13  
**Subdivision:** HIGHPOINT HILL PH I  
**Neighborhood Code:** 4B012I

**Latitude:** 32.5725717613  
**Longitude:** -97.3318834486  
**TAD Map:** 2048-328  
**MAPSCO:** TAR-118R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIGHPOINT HILL PH I Block 8  
Lot 13

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BURLESON ISD (922)

**State Code:** A

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$320,000

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

**Site Number:** 800018029

**Site Name:** HIGHPOINT HILL PH I 8 13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,890

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,719

**Land Acres<sup>\*</sup>:** 0.1500

**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:**

YU FAMILY LIVING TRUST

**Primary Owner Address:**

2273 ST FRANCIS DR  
PALO ALTO, CA 94303

**Deed Date:** 12/11/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224230356](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YU RAYMOND B	6/20/2019	<a href="#">D219135017</a>		
GEHAN HOMES LTD	9/11/2017	<a href="#">D217211660</a>		
CHELDAN HOMES LP	12/20/2016	<a href="#">D216297743</a>		

## 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	\$209,536	\$60,000	\$269,536	\$269,536
2024	\$260,000	\$60,000	\$320,000	\$320,000
2023	\$267,000	\$55,000	\$322,000	\$322,000
2022	\$249,517	\$55,000	\$304,517	\$304,517
2021	\$220,028	\$55,000	\$275,028	\$275,028
2020	\$204,924	\$55,000	\$259,924	\$259,924

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.