

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42203587

Address: 12720 VIEWPOINT LN

City: FORT WORTH

**Georeference:** 18204B-8-13

Subdivision: HIGHPOINT HILL PH I

Neighborhood Code: 4B012l

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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

Latitude: 32.5725717613

**TAD Map:** 2048-328 **MAPSCO:** TAR-118R

Longitude: -97.3318834486

Site Name: HIGHPOINT HILL PH I 8 13 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,890
Percent Complete: 100%

**Land Sqft\***: 6,719 **Land Acres\***: 0.1500

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

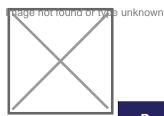
YU FAMILY LIVING TRUST **Primary Owner Address:** 2273 ST FRANCIS DR PALO ALTO, CA 94303 Deed Date: 12/11/2024

Deed Volume: Deed Page:

Instrument: D224230356

07-12-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YU RAYMOND B	6/20/2019	D219135017		
GEHAN HOMES LTD	9/11/2017	D217211660		
CHELDAN HOMES LP	12/20/2016	D216297743		

#### **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	\$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.

# **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.

07-12-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.