

Tarrant Appraisal District

Property Information | PDF

Account Number: 42203625

Address: 12653 VIEWPOINT LN

City: FORT WORTH

Georeference: 18204B-9-3

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 9

Lot 3

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) Protest Deadline Date: 5/24/2024 Site Number: 800018024

Latitude: 32.5734280864

TAD Map: 2048-328 **MAPSCO:** TAR-119N

Longitude: -97.3305800895

Site Name: HIGHPOINT HILL PH I 9 3
Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,190
Percent Complete: 100%

Land Sqft*: 6,061 Land Acres*: 0.1300

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

RASHID SAMEERA

RASHID KM

Primary Owner Address:

8513 KENDALL DR PLANO, TX 75025 **Deed Date:** 8/5/2022

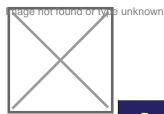
Deed Volume:

Deed Page:

Instrument: D222196713

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^{*} 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
GEHAN HOMES LTD	3/13/2021	D217211660		
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	\$233,750	\$60,000	\$293,750	\$293,750
2024	\$269,000	\$60,000	\$329,000	\$329,000
2023	\$335,887	\$55,000	\$390,887	\$390,887
2022	\$291,417	\$55,000	\$346,417	\$346,417
2021	\$242,928	\$55,000	\$297,928	\$297,928
2020	\$170,500	\$55,000	\$225,500	\$225,500

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.

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