



Address: [12669 VIEWPOINT LN](#)
City: FORT WORTH
Georeference: 18204B-9-6
Subdivision: HIGHPOINT HILL PH I
Neighborhood Code: 4B012I

Latitude: 32.5731047687
Longitude: -97.3309566563
TAD Map: 2048-328
MAPSCO: TAR-119N



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 9
Lot 6

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: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800018027

Site Name: HIGHPOINT HILL PH I 9 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,764

Percent Complete: 100%

Land Sqft^{*}: 6,061

Land Acres^{*}: 0.1300

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

WASHINGTON DERRICK

Primary Owner Address:

12669 VIEWPOINT LN
BURLESON, TX 76028

Deed Date: 2/5/2021

Deed Volume:

Deed Page:

Instrument: [D221034533](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCKEEL RACHEL M	8/18/2018	M218009691		
SMITH RACHEL M	3/21/2018	D218059802		
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	\$340,393	\$60,000	\$400,393	\$400,393
2024	\$340,393	\$60,000	\$400,393	\$400,393
2023	\$385,407	\$55,000	\$440,407	\$440,407
2022	\$282,709	\$55,000	\$337,709	\$337,709
2021	\$270,881	\$55,000	\$325,881	\$325,881
2020	\$252,101	\$55,000	\$307,101	\$307,101

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.