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Address: [12420 CHARTER CREEK DR](#)
City: FORT WORTH
Georeference: 37919N-2-7
Subdivision: SEVEN OAKS - FTW
Neighborhood Code: 1A020S

Latitude: 32.5746072233
Longitude: -97.2893507804
TAD Map: 2060-328
MAPSCO: TAR-120N



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

PROPERTY DATA

Legal Description: SEVEN OAKS - FTW Block 2 Lot 7

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- BURLESON ISD (922)

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800017918
Site Name: SEVEN OAKS - FTW 2 7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,925
Percent Complete: 100%
Land Sqft^{*}: 8,485
Land Acres^{*}: 0.1948
Pool: N

⁺⁺⁺ Rounded.

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

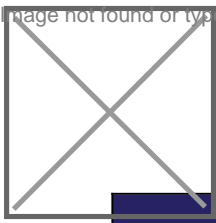
OWNER INFORMATION

Current Owner:

GUTIERREZ HAYDEN
GUTIERREZ STEPHANIE

Primary Owner Address:
12420 CHARTER CREEK DR
FORT WORTH, TX 76028

Deed Date: 9/28/2023
Deed Volume:
Deed Page:
Instrument: [D223177210](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDMONDS SUMMER DAWN	3/29/2021	D221086743		
FARADAY DEBRA L; FARADAY GREG W	7/12/2018	D218154886		
EIS CONSTRUCTION INC	11/14/2017	D217272797		
LCH HOLDINGS LLC	12/20/2016	D216303001		

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	\$295,000	\$70,000	\$365,000	\$365,000
2024	\$295,000	\$70,000	\$365,000	\$365,000
2023	\$318,139	\$70,000	\$388,139	\$320,209
2022	\$231,099	\$60,000	\$291,099	\$291,099
2021	\$215,033	\$60,000	\$275,033	\$275,033
2020	\$208,746	\$60,000	\$268,746	\$268,746

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.