



Address: [12412 CHARTER CREEK DR](#)
City: FORT WORTH
Georeference: 37919N-2-9
Subdivision: SEVEN OAKS - FTW
Neighborhood Code: 1A020S

Latitude: 32.574965398
Longitude: -97.2893373638
TAD Map: 2060-328
MAPSCO: TAR-120N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SEVEN OAKS - FTW Block 2 Lot 9

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: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800017919
Site Name: SEVEN OAKS - FTW 2 9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,765
Percent Complete: 100%
Land Sqft^{*}: 8,306
Land Acres^{*}: 0.1907
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:

WILSON SARAH

Primary Owner Address:

12412 CHARTER CREEK DR
BURLESON, TX 76028

Deed Date: 5/10/2019

Deed Volume:

Deed Page:

Instrument: [D219101102](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHUTTER AMANDA	4/3/2018	D218072145		
LILLIAN CUSTOM HOMES	8/3/2017	D217184206		
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	\$317,430	\$70,000	\$387,430	\$387,430
2023	\$317,430	\$70,000	\$387,430	\$385,571
2022	\$324,231	\$60,000	\$384,231	\$350,519
2021	\$258,654	\$60,000	\$318,654	\$318,654
2020	\$270,717	\$60,000	\$330,717	\$330,717

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.