



Image not found or type unknown

Address: [12400 CHARTER CREEK DR](#)
City: FORT WORTH
Georeference: 37919N-2-12
Subdivision: SEVEN OAKS - FTW
Neighborhood Code: 1A020S

Latitude: 32.5755140136
Longitude: -97.2893219744
TAD Map: 2060-328
MAPSCO: TAR-120J



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 12

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

Notice Sent Date: 5/1/2025

Notice Value: \$387,825

Protest Deadline Date: 5/24/2024

Site Number: 800017921

Site Name: SEVEN OAKS - FTW 2 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,364

Percent Complete: 100%

Land Sqft^{*}: 8,372

Land Acres^{*}: 0.1922

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:

HESTRIN MARTIN D
HESTRIN SANDRA K

Primary Owner Address:

12400 CHARTER CREEK DR
BURLESON, TX 76028

Deed Date: 3/16/2018

Deed Volume:

Deed Page:

Instrument: [D218056775](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J HOUSTON HOMES LLC	12/14/2016	D216299640		



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	\$317,825	\$70,000	\$387,825	\$387,825
2024	\$317,825	\$70,000	\$387,825	\$372,680
2023	\$341,859	\$70,000	\$411,859	\$338,800
2022	\$287,837	\$60,000	\$347,837	\$308,000
2021	\$220,000	\$60,000	\$280,000	\$280,000
2020	\$215,000	\$60,000	\$275,000	\$275,000

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.