



Address: [12749 ASPEN SPRINGS LN](#)
City: FORT WORTH
Georeference: 39983L-2-10
Subdivision: SPRING RANCH ESTATES ADDN
Neighborhood Code: 2Z300P

Latitude: 32.9603640156
Longitude: -97.3837477864
TAD Map: 2030-468
MAPSCO: TAR-005Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SPRING RANCH ESTATES
ADDN Block 2 Lot 10

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A
Year Built: 2020
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$546,234
Protest Deadline Date: 5/24/2024

Site Number: 800038078
Site Name: SPRING RANCH ESTATES ADDN 2 10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,857
Percent Complete: 100%
Land Sqft^{*}: 10,754
Land Acres^{*}: 0.2469
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:
FORBES CHARLES DANIEL
ROSALES SHARON
Primary Owner Address:
12749 ASPEN SPRINGS LN
HASLET, TX 76052

Deed Date: 1/8/2021
Deed Volume:
Deed Page:
Instrument: [D221007702](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OUR COUNTRY HOMES LLC	1/10/2020	D220012156		



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	\$431,234	\$115,000	\$546,234	\$546,234
2024	\$431,234	\$115,000	\$546,234	\$541,388
2023	\$487,845	\$100,000	\$587,845	\$492,171
2022	\$347,428	\$100,000	\$447,428	\$447,428
2021	\$359,520	\$100,000	\$459,520	\$459,520
2020	\$0	\$70,000	\$70,000	\$70,000

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)
- DISABLED VET 30 to 49 PCT 11.22

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.