

Tarrant Appraisal District

Property Information | PDF

Account Number: 42448130

Address: 12716 ASPEN SPRINGS LN

City: FORT WORTH
Georeference: 39983L-3-3

Subdivision: SPRING RANCH ESTATES ADDN

Neighborhood Code: 2Z300P

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

PROPERTY DATA

Legal Description: SPRING RANCH ESTATES

ADDN Block 3 Lot 3

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: 2019

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025 Notice Value: \$554,258

Protest Deadline Date: 5/24/2024

Site Number: 800038085

Site Name: SPRING RANCH ESTATES ADDN 33

Site Class: A1 - Residential - Single Family

Latitude: 32.9592411612

Longitude: -97.383650011

TAD Map: 2030-468 **MAPSCO:** TAR-005Y

Parcels: 1

Approximate Size+++: 2,762
Percent Complete: 100%

Land Sqft*: 10,400 Land Acres*: 0.2388

Pool: Y

+++ Rounded.

OWNER INFORMATION

Current Owner:

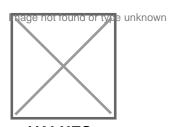
PATRICK AMANDA
PATRICK MATTHEW
Primary Owner Address:
Deed Volume:
Deed Page:

HASLET, TX 76052 Instrument: D220228042

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENMARK HOMES LP	4/9/2019	D219112446		

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



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	\$439,258	\$115,000	\$554,258	\$554,258
2024	\$439,258	\$115,000	\$554,258	\$551,692
2023	\$500,978	\$100,000	\$600,978	\$501,538
2022	\$418,313	\$100,000	\$518,313	\$455,944
2021	\$296,900	\$100,000	\$396,900	\$396,900
2020	\$340,213	\$100,000	\$440,213	\$440,213

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.