



Address: [12716 ASPEN SPRINGS LN](#)
City: FORT WORTH
Georeference: 39983L-3-3
Subdivision: SPRING RANCH ESTATES ADDN
Neighborhood Code: 2Z300P

Latitude: 32.9592411612
Longitude: -97.383650011
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 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 3 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,762
Percent Complete: 100%
Land Sqft^{*}: 10,400
Land Acres^{*}: 0.2388
Pool: Y

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

OWNER INFORMATION

Current Owner:
PATRICK AMANDA
PATRICK MATTHEW
Primary Owner Address:
12716 ASPEN SPRINGS LN
HASLET, TX 76052

Deed Date: 9/4/2020
Deed Volume:
Deed Page:
Instrument: [D220228042](#)

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



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.

+ 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.