



Address: [12780 ASPEN SPRINGS LN](#)
City: FORT WORTH
Georeference: 39983L-3-11
Subdivision: SPRING RANCH ESTATES ADDN
Neighborhood Code: 2Z300P

Latitude: 32.9608629008
Longitude: -97.3829331368
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 11

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: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800038012
Site Name: SPRING RANCH ESTATES ADDN 3 11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,403
Percent Complete: 100%
Land Sqft^{*}: 10,454
Land Acres^{*}: 0.2400
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:

LUCAS RONNY B
LUCAS KIMBERLY A

Primary Owner Address:

12780 ASPEN SPRINGS LN
HASLET, TX 76052

Deed Date: 3/1/2023
Deed Volume:
Deed Page:
Instrument: [D223034549](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------|-----------|----------------------------|-------------|-----------|
| OUR COUNTRY HOMES LLC | 12/4/2020 | D220323200 | | |

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 | \$433,361 | \$115,000 | \$548,361 | \$548,361 |
| 2024 | \$433,361 | \$115,000 | \$548,361 | \$548,361 |
| 2023 | \$474,986 | \$100,000 | \$574,986 | \$574,986 |
| 2022 | \$0 | \$70,000 | \$70,000 | \$70,000 |
| 2021 | \$0 | \$70,000 | \$70,000 | \$70,000 |
| 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 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.