



Tarrant Appraisal District Property Information | PDF Account Number: 42448415

Address: <u>12721 FRIO SPRINGS DR</u>

City: FORT WORTH Georeference: 39983L-6-20 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 6 Lot 20 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: 2021 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/24/2024 Latitude: 32.9590942819 Longitude: -97.3855027524 TAD Map: 2030-468 MAPSCO: TAR-005Y



Site Number: 800038037 Site Name: SPRING RANCH ESTATES ADDN 6 20 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,792 Percent Complete: 100% Land Sqft^{*}: 10,875 Land Acres^{*}: 0.2497 Pool: N

+++ Rounded.

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

OWNER INFORMATION

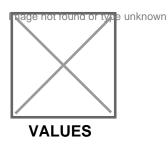
Current Owner: KREKOW REVOCABLE TRUST

Primary Owner Address: 12721 FRIO SPRINGS DR

HASLET, TX 76052

Deed Date: 3/11/2023 Deed Volume: Deed Page: Instrument: D223045122

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KREKOW LEA KATHLEEN	7/29/2022	D222190671		
OUR COUNTRY HOMES LLC	8/12/2021	D221241933		
OUR COUNTRY HOMES INC	9/12/2019	D219219017		



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$482,538	\$115,000	\$597,538	\$597,538
2024	\$482,538	\$115,000	\$597,538	\$597,538
2023	\$529,900	\$100,000	\$629,900	\$629,900
2022	\$113,598	\$100,000	\$213,598	\$213,598
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

There are no exemptions for this property

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.