



Address: [12717 FRIO SPRINGS DR](#)
City: FORT WORTH
Georeference: 39983L-6-21
Subdivision: SPRING RANCH ESTATES ADDN
Neighborhood Code: 2Z300P

Latitude: 32.9589043762
Longitude: -97.3854087376
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 6 Lot 21

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)
Protest Deadline Date: 5/24/2024

Site Number: 800038036
Site Name: SPRING RANCH ESTATES ADDN 6 21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,681
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:
LITWILLER PATRICK
LITWILLER LUYE
Primary Owner Address:
12717 FRIO SPRINGS TRL
HASLET, TX 76052

Deed Date: 5/14/2021
Deed Volume:
Deed Page:
Instrument: [D221140389](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OUR COUNTRY HOMES LLC	6/29/2019	D219136320		
OUR COUNTRY HOMES INC	11/16/2018	D218255111		



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	\$408,267	\$115,000	\$523,267	\$523,267
2024	\$408,267	\$115,000	\$523,267	\$523,267
2023	\$464,217	\$100,000	\$564,217	\$559,945
2022	\$409,041	\$100,000	\$509,041	\$509,041
2021	\$142,652	\$100,000	\$242,652	\$242,652
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)

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.