

Property Information | PDF

Account Number: 42448423

Address: 12717 FRIO SPRINGS DR

City: FORT WORTH

Georeference: 39983L-6-21

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 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

Latitude: 32.9589043762 **Longitude:** -97.3854087376

TAD Map: 2030-468

MAPSCO: TAR-005Y



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.

OWNER INFORMATION

Current Owner:

LITWILLER PATRICK

LITWILLER LUYE

Deed Date: 5/14/2021

Primary Owner Address:

12717 FRIO SPRINGS TRL

Deed Volume:

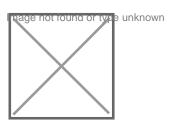
Deed Page:

HASLET, TX 76052 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		

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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	\$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.

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.