



Address: [12705 FRIO SPRINGS DR](#)
City: FORT WORTH
Georeference: 39983L-6-24X-09
Subdivision: SPRING RANCH ESTATES ADDN
Neighborhood Code: 220-Common Area

Latitude: 32.9585426451
Longitude: -97.3847719139
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 24X OPEN SPACE

| | |
|---|--|
| Jurisdictions: | Site Number: 800038029 |
| CITY OF FORT WORTH (026) | Site Name: SPRING RANCH ESTATES ADDN 6 24X OPEN SPACE |
| TARRANT COUNTY (220) | Site Class: CmnArea - Residential - Common Area |
| TARRANT COUNTY HOSPITAL (224) | Parcels: 1 |
| TARRANT COUNTY COLLEGE (225) | Approximate Size⁺⁺⁺: 0 |
| NORTHWEST ISD (911) | Percent Complete: 0% |
| State Code: C1 | Land Sqft[*]: 2,614 |
| Year Built: 0 | Land Acres[*]: 0.0600 |
| Personal Property Account: N/A | Pool: N |
| Agent: None | |
| Notice Sent Date: 4/15/2025 | |
| Notice Value: \$1 | |
| Protest Deadline Date: 5/24/2024 | |

+++ Rounded.

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

OWNER INFORMATION

| | |
|--|---|
| Current Owner: | Deed Date: 5/20/2024 |
| ESTATES OF SPRING RANCH PHASE TWO HOMEOWNERS ASSOCIATION INC | Deed Volume: |
| Primary Owner Address: | Deed Page: |
| 3940 FOSSIL CREEK BLVD STE 208 | Instrument: D224150186 |
| FORT WORTH, TX 76137 | |

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 | \$0 | \$1 | \$1 | \$1 |
| 2024 | \$0 | \$1 | \$1 | \$1 |
| 2023 | \$0 | \$1 | \$1 | \$1 |
| 2022 | \$0 | \$1 | \$1 | \$1 |
| 2021 | \$0 | \$1 | \$1 | \$1 |
| 2020 | \$0 | \$1 | \$1 | \$1 |

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.