



# Tarrant Appraisal District Property Information | PDF Account Number: 42448474

### Address: 12700 FRIO SPRINGS DR

City: FORT WORTH Georeference: 39983L-6-26 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 26 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: 5/24/2024 Latitude: 32.9589402974 Longitude: -97.3845495888 TAD Map: 2030-468 MAPSCO: TAR-005Y



Site Number: 800038035 Site Name: SPRING RANCH ESTATES ADDN 6 26 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,666 Percent Complete: 100% Land Sqft<sup>\*</sup>: 15,246 Land Acres<sup>\*</sup>: 0.3500 Pool: Y

#### +++ Rounded.

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

### **OWNER INFORMATION**

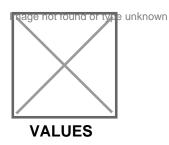
### Current Owner:

GOUFFRAY GEORGE ALBERT GOUFFRAY SHARON H

### Primary Owner Address: 12700 FRIO SPRINGS DR HASLET, TX 76052

Deed Date: 8/25/2022 Deed Volume: Deed Page: Instrument: D222213444

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



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	\$501,871	\$115,000	\$616,871	\$616,871
2024	\$501,871	\$115,000	\$616,871	\$616,871
2023	\$547,496	\$100,000	\$647,496	\$647,496
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)

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.