



**Address:** [12709 DUSTY SPRINGS CT](#)  
**City:** FORT WORTH  
**Georeference:** 39983L-1-2  
**Subdivision:** SPRING RANCH ESTATES ADDN  
**Neighborhood Code:** 2Z300P

**Latitude:** 32.9596842291  
**Longitude:** -97.391611897  
**TAD Map:**  
**MAPSCO:** TAR-005X



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 1 Lot 2

**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:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800044805  
**Site Name:** SPRING RANCH ESTATES ADDN 1 2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,384  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 20,213  
**Land Acres<sup>\*</sup>:** 0.4640  
**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
REASONER DAN WADE  
REASONER TAMMY L  
**Primary Owner Address:**  
12709 DUSTY SPRINGS CT  
HASLET, TX 76052

**Deed Date:** 6/18/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221179081](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENMARK HOMES	10/14/2020	<a href="#">D220279733</a>		

## 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 <sup>+</sup>
2025	\$372,710	\$115,000	\$487,710	\$487,710
2024	\$372,710	\$115,000	\$487,710	\$487,710
2023	\$473,160	\$100,000	\$573,160	\$522,492
2022	\$374,993	\$100,000	\$474,993	\$474,993
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.