



# Tarrant Appraisal District Property Information | PDF Account Number: 42543523

### Address: 12716 DUSTY SPRINGS CT

City: FORT WORTH Georeference: 39983L-1-3 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 1 Lot 3 Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) NORTHWEST ISD (911) State Code: A Year Built: 2021 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$863,145 Protest Deadline Date: 5/24/2024 Latitude: 32.9597961453 Longitude: -97.3912478698 TAD Map: MAPSCO: TAR-005X



Site Number: 800044807 Site Name: SPRING RANCH ESTATES ADDN 1 3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 4,284 Percent Complete: 100% Land Sqft\*: 15,361 Land Acres\*: 0.3526 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:

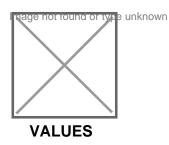
HEADRICK NANCY ANN

#### Primary Owner Address: 12716 DUSTY SPRINGS CT

FORT WORTH, TX 76052

Deed Date: 8/18/2022 Deed Volume: Deed Page: Instrument: D222207670

	Previous Owners	Date	Instrument	Deed Volume	Deed Page
S	STEVE HAWKINS CUSTOM HOMES LTD	4/9/2021	<u>D221107387</u>		



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	\$748,145	\$115,000	\$863,145	\$791,340
2024	\$748,145	\$115,000	\$863,145	\$719,400
2023	\$554,000	\$100,000	\$654,000	\$654,000
2022	\$622,470	\$100,000	\$722,470	\$722,470
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.