



Address: [12716 DUSTY SPRINGS CT](#)
City: FORT WORTH
Georeference: 39983L-1-3
Subdivision: SPRING RANCH ESTATES ADDN
Neighborhood Code: 2Z300P

Latitude: 32.9597961453
Longitude: -97.3912478698
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 3
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: None
Notice Sent Date: 4/15/2025
Notice Value: \$863,145
Protest Deadline Date: 5/24/2024

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
STEVE HAWKINS CUSTOM HOMES LTD	4/9/2021	D221107387		



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	\$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.