



Address: [12717 RUSTIC SPRINGS LN](#)
City: FORT WORTH
Georeference: 39983L-4-8
Subdivision: SPRING RANCH ESTATES ADDN
Neighborhood Code: 2Z300P

Latitude: 32.9589128886
Longitude: -97.3897371397
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 4 Lot 8

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: 2020

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$697,619

Protest Deadline Date: 5/15/2025

Site Number: 800044801

Site Name: SPRING RANCH ESTATES ADDN 4 8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,474

Percent Complete: 100%

Land Sqft^{*}: 10,625

Land Acres^{*}: 0.2439

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

NATIONAL RESIDENTIAL NOMINEE SERVICES INC

Primary Owner Address:

2600 DALLAS PKWY #101
FRISCO, TX 75034

Deed Date: 3/6/2025

Deed Volume:

Deed Page:

Instrument: [D225045851](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MALDONADO KRISTEN MARIE;MALDONADO RICARDO M	12/2/2021	D221353718		
STEVE HAWKINS CUSTOM HOMES LTD	8/19/2020	D220212551		

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	\$582,619	\$115,000	\$697,619	\$697,619
2024	\$582,619	\$115,000	\$697,619	\$697,619
2023	\$546,469	\$100,000	\$646,469	\$646,469
2022	\$503,834	\$100,000	\$603,834	\$603,834
2021	\$167,396	\$100,000	\$267,396	\$267,396
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)
- DISABLED VET 70 to 99 PCT 11.22

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.