

## LOCATION

**Address:** [12616 LAKE SHORE CT N](#)

**City:** TARRANT COUNTY

**Georeference:** 33957C-2-75

**Subdivision:** RESORT ON EAGLE MOUNTAIN LAKE

**Neighborhood Code:** 2A200A

**Latitude:** 32.960802001

**Longitude:** -97.4973431722

**TAD Map:** 2000-468

**MAPSCO:** TAR-002Y



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** RESORT ON EAGLE MOUNTAIN LAKE Block 2 Lot 75 .97 AC

**Jurisdictions:**

TARRANT COUNTY (220)

EMERGENCY SVCS DIST #1 (222)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

EAGLE MTN-SAGINAW ISD (918)

**Site Number:** 07527071

**Site Name:** RESORT ON EAGLE MOUNTAIN LAKE-2-75

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,308

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 39,700

**Land Acres<sup>\*</sup>:** 0.9113

**Pool:** Y

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<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:**

BLEDSON JEFFREY

BLEDSON JULIE

**Primary Owner Address:**

12616 LAKE SHORE CT N

FORT WORTH, TX 76179-6621

**Deed Date:** 3/14/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217062251](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLEDSON;BLEDSON JULIE TR	7/30/2012	<a href="#">D212185836</a>	0000000	0000000
BLEDSON JEFFREY;BLEDSON JULIE	8/10/2007	<a href="#">D207289208</a>	0000000	0000000
POUNDS CAMILLE;POUNDS ROBERT II	6/22/2006	<a href="#">D209192943</a>	0000000	0000000
SABATINO FAMILY TRUST	10/9/2002	00160680000366	0016068	0000366
CENTURION AMERICAN CUS HOMES	5/10/2001	00149050000370	0014905	0000370
RESORT AT EAGLE MNTN LAKE LP	1/1/1999	00000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$2,183,510	\$287,190	\$2,470,700	\$1,614,652
2023	\$1,599,606	\$287,190	\$1,886,796	\$1,467,865
2022	\$1,029,021	\$305,402	\$1,334,423	\$1,334,423
2021	\$1,029,021	\$305,402	\$1,334,423	\$1,334,423
2020	\$978,120	\$356,303	\$1,334,423	\$1,334,423

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

There are no exemptions for this property

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.