

LOCATION

Address: [12212 SWEET BIRCH CT](#)

City: FORT WORTH

Georeference: 44715R-10-18

Subdivision: VILLAGES OF WOODLAND SPRINGS

Neighborhood Code: 3K600Q

Latitude: 32.94828818

Longitude: -97.2564989424

TAD Map: 2072-464

MAPSCO: TAR-023E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGES OF WOODLAND SPRINGS Block 10 Lot 18

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07641613

Site Name: VILLAGES OF WOODLAND SPRINGS-10-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,480

Percent Complete: 100%

Land Sqft^{*}: 9,343

Land Acres^{*}: 0.2144

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:

CRABTREE JEFFFREY K

CRABTREE JOHNNA G

Primary Owner Address:

12212 SWEET BIRCH CT
FORT WORTH, TX 76244

Deed Date: 5/25/2021

Deed Volume:

Deed Page:

Instrument: [D221156207](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FUGATE HAROLYN F	12/28/2009	D221116483		
FUGATE GUY W;FUGATE HAROLYN	2/26/2002	00155010000047	0015501	0000047
P & S CONSTRUCTION CO	10/3/2000	00145570000301	0014557	0000301
KELLER PROPERTY JV	1/1/2000	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$316,000	\$70,000	\$386,000	\$386,000
2023	\$357,203	\$70,000	\$427,203	\$378,727
2022	\$284,297	\$60,000	\$344,297	\$344,297
2021	\$245,999	\$60,000	\$305,999	\$305,999
2020	\$221,361	\$60,000	\$281,361	\$281,361

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.