

## LOCATION

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**Address:** [12745 CONNEMARA LN](#)

**City:** FORT WORTH

**Georeference:** 37482-10-12

**Subdivision:** SARATOGA

**Neighborhood Code:** 3K600M

**Latitude:** 32.9609968372

**Longitude:** -97.2905430755

**TAD Map:** 2060-468

**MAPSCO:** TAR-008W



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** SARATOGA Block 10 Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40938263

**Site Name:** SARATOGA-10-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,902

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,118

**Land Acres<sup>\*</sup>:** 0.1863

**Pool:** N

<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

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**Current Owner:**

LADNER THERESA E

LADNER JOHN E

**Primary Owner Address:**

12745 CONNEMARA LN

KELLER, TX 76244

**Deed Date:** 10/7/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216237559](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NUCOMPASS MOBILITY SERVICES INC	6/29/2016	<a href="#">D216237558</a>		
OBRIEN PATRIC;OBRIEN STEPHANIE	12/27/2006	<a href="#">D206411067</a>	0000000	0000000
MHI PARTNERSHIP	3/6/2006	<a href="#">D206069306</a>	0000000	0000000
HILLWOOD SARATOGA LP	1/1/2005	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	\$497,926	\$93,500	\$591,426	\$583,979
2023	\$518,000	\$93,500	\$611,500	\$530,890
2022	\$440,318	\$71,500	\$511,818	\$482,627
2021	\$367,252	\$71,500	\$438,752	\$438,752
2020	\$342,008	\$71,500	\$413,508	\$413,508

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.