



LOCATION

Address: [12059 WHITE SETTLEMENT RD](#)
City: TARRANT COUNTY
Georeference: A 670-1
Subdivision: HOPKINS, SAMUEL B SURVEY
Neighborhood Code: 2W300W

Latitude: 32.7805346074
Longitude: -97.5416324172
TAD Map: 1982-404
MAPSCO: TAR-057K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HOPKINS, SAMUEL B SURVEY
Abstract 670 Tract 1 50% UNDIVIDED INTEREST

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)

State Code: D1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 80341136

Site Name: BROWDER, ROBERT DEARING

Site Class: ResAg - Residential - Agricultural

Parcels: 14

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 3,484,800

Land Acres^{*}: 80.0000

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:

DEARING DAN JOSEPH
KRAUSE MELISSA DEARING

Primary Owner Address:

1317 PRAIRIE WIND BLVD
STEPHENVILLE, TX 76401

Deed Date: 5/19/2024

Deed Volume:

Deed Page:

Instrument: [D224087990](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAN JOSEPH DEARING IRREVOCABLE GIFT TRUST;KRAUSE MELISSA DEARING	5/18/2024	D224087989		
DAN JOSEPH DEARING IRREVOCABLE GIFT TRUST;MELISSA CLAIRE KRAUSE IRREVOCABLE GIFT TRUST	5/17/2024	D224087988		
HULDY RANCH LTD	12/28/2012	D212317722	0000000	0000000
DEARING JAKE J BUD	5/8/2000	00143360000556	0014336	0000556

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	\$0	\$600,000	\$600,000	\$2,960
2023	\$0	\$600,000	\$600,000	\$3,160
2022	\$0	\$600,000	\$600,000	\$3,240
2021	\$0	\$400,000	\$400,000	\$3,320
2020	\$0	\$400,000	\$400,000	\$3,520

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

- AGRICULTURAL 1D1 23.51

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.