



## LOCATION

**Address:** [12117 YARMOUTH LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 24103M-K-14  
**Subdivision:** LIVE OAK CREEK  
**Neighborhood Code:** 2W300T

**Latitude:** 32.7777721426  
**Longitude:** -97.5363075886  
**TAD Map:** 1988-404  
**MAPSCO:** TAR-057Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LIVE OAK CREEK Block K Lot 14

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
LIVE OAK CREEK MUD #1 (319)  
WHITE SETTLEMENT ISD (920)

**State Code:** A

**Year Built:** 2011

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41440471  
**Site Name:** LIVE OAK CREEK-K-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,661  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,454  
**Land Acres<sup>\*</sup>:** 0.2399  
**Pool:** Y

<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:**

BLANACHARD DEVIN L  
BLANACHARD MYRNA

**Primary Owner Address:**

12117 YARMOUTH LN  
FORT WORTH, TX 76108-4795

**Deed Date:** 10/21/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D211260539](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARITY HOMES LTD	6/7/2011	<a href="#">D211135652</a>	0000000	0000000
W/J HAYWIRE I LP	1/1/2008	0000000000000000	0000000	0000000

## VALUES

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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	\$364,809	\$75,000	\$439,809	\$392,927
2023	\$364,479	\$75,000	\$439,479	\$357,206
2022	\$302,123	\$60,000	\$362,123	\$324,733
2021	\$235,212	\$60,000	\$295,212	\$295,212
2020	\$235,212	\$60,000	\$295,212	\$295,212

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

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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.