



LOCATION

Address: [12785 ELM SPRINGS TR](#)
City: FORT WORTH
Georeference: 39983L-3-12
Subdivision: SPRING RANCH ESTATES ADDN
Neighborhood Code: 2Z300P

Latitude: 32.9608371958
Longitude: -97.3825147045
TAD Map: 2036-468
MAPSCO: TAR-005Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SPRING RANCH ESTATES
ADDN Block 3 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800038008

Site Name: SPRING RANCH ESTATES ADDN 3 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,471

Percent Complete: 100%

Land Sqft^{*}: 12,632

Land Acres^{*}: 0.2900

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:

SANCHEZ ALEJANDRO

Primary Owner Address:

12785 ELM SPRINGS TRL
HASLET, TX 76052

Deed Date: 5/13/2022

Deed Volume:

Deed Page:

Instrument: [D222125254](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANEY JOHN SPENCER;TOMPKINS LANEY AMANDA KATHERINE	9/10/2020	D220228991		
OUR COUNTRY HOMES LLC	6/21/2019	D219138328		
OUR COUNTRY HOMES INC	2/28/2019	D219044788		

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	\$439,315	\$115,000	\$554,315	\$554,315
2023	\$481,774	\$100,000	\$581,774	\$581,774
2022	\$405,453	\$100,000	\$505,453	\$481,832
2021	\$338,029	\$100,000	\$438,029	\$438,029
2020	\$0	\$70,000	\$70,000	\$70,000

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.