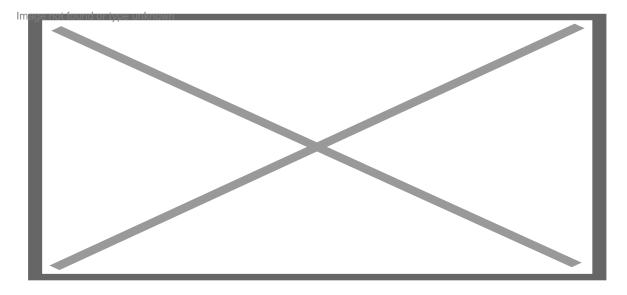


Tarrant Appraisal District Property Information | PDF Account Number: 04661486

Address: 1012 FOX RIVER LN

City: FORT WORTH Georeference: 7565-3-9 Subdivision: COBBLESTONE SQUARE Neighborhood Code: 1B200D Latitude: 32.765098942 Longitude: -97.188508912 TAD Map: 2090-396 MAPSCO: TAR-066V





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

PROPERTY DATA

Legal Description: COBBLESTONE SQUARE Block 3 Lot 9

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: A Year Built: 1979 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 04661486 Site Name: COBBLESTONE SQUARE-3-9 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size***: 1,441 Percent Complete: 100% Land Sqft*: 9,440 Land Acres*: 0.2167 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:		
CLINE STEVEN	Deed Date: 7/17/1985	
CLINE KAREN	Deed Volume: 0008319	
Primary Owner Address:	Deed Page: 0000562	
1012 FOX RIVER LN	-	
FORT WORTH, TX 76120-3412	Instrument: 00083190000562	

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OSBORN CARL EDWIN; OSBORN CHRISTY	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$210,912	\$45,000	\$255,912	\$185,129
2023	\$199,141	\$45,000	\$244,141	\$168,299
2022	\$189,006	\$30,000	\$219,006	\$152,999
2021	\$157,310	\$30,000	\$187,310	\$139,090
2020	\$142,793	\$30,000	\$172,793	\$126,445

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.