

LOCATION

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 05887941

Address: 1401 SILVER SPRUCE LN

City: FORT WORTH

Georeference: 39549-10-18B

Subdivision: SOUTH OAK GROVE ESTATES ADDN

Neighborhood Code: 1E040A

Latitude: 32.6020435005 Longitude: -97.2920461892

**TAD Map: 2060-340** MAPSCO: TAR-106W





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

## PROPERTY DATA

Legal Description: SOUTH OAK GROVE ESTATES

ADDN Block 10 Lot 18B

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 05887941

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: SOUTH OAK GROVE ESTATES ADDN-10-18B

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

**EVERMAN ISD (904)** Approximate Size+++: 1,320 State Code: A Percent Complete: 100%

Year Built: 2024 **Land Sqft**\*: 5,412 Personal Property Account: N/A Land Acres\*: 0.1242

Agent: None Pool: N

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

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## **OWNER INFORMATION**

Current Owner:
ULLOA ADRIANNA
Primary Owner Address:
1401 SILVER SPRUCE LN
FORT WORTH, TX 76140

Deed Date: 8/9/2024 Deed Volume: Deed Page:

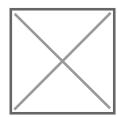
**Instrument:** D224141238

| Previous Owners                                 | Date       | Instrument     | Deed<br>Volume | Deed<br>Page |
|---|------------|----------------|----------------|--------------|
| LENNAR HOMES OF TEXAS SALES AND MARKETING LTD   | 8/8/2024   | D224141237     |                |              |
| LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD | 11/2/2023  | D223203156     |                |              |
| HILLSTONE CONSTRUCTION AND DEVELOPMENT LLC      | 3/24/2021  | D221083634     |                |              |
| HILLSTONE CONSTRUCTION LLC                      | 8/7/2018   | D218202240     |                |              |
| MOORELAND FUND I LP                             | 4/11/2002  | 00156110000154 | 0015611        | 0000154      |
| MISSION INV/FT WORTH LP                         | 2/9/2000   | 00142100000226 | 0014210        | 0000226      |
| F SQUARE INC                                    | 10/17/1995 | 00121450001164 | 0012145        | 0001164      |
| G F HOLDINGS INC                                | 9/28/1994  | 00117420000980 | 0011742        | 0000980      |
| REALTY ALLIANCE OF TX LTD                       | 2/24/1989  | 00095360002384 | 0009536        | 0002384      |
| MBANK GRAND PRAIRIE                             | 12/28/1988 | 00094710000869 | 0009471        | 0000869      |
| B C C PROPERTIES IN TEXAS                       | 11/14/1986 | 00087510001819 | 0008751        | 0001819      |
| HOTT E A  | 1/1/1985   | 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.

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| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$0                | \$41,672    | \$41,672     | \$41,672         |
| 2023 | \$0                | \$8,259     | \$8,259      | \$8,259          |
| 2022 | \$0                | \$745       | \$745        | \$745            |
| 2021 | \$0                | \$745       | \$745        | \$745            |
| 2020 | \$0                | \$745       | \$745        | \$745            |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.