



Address: [1408 TEAK LN](#)
City: FORT WORTH
Georeference: 39549-12-2A
Subdivision: SOUTH OAK GROVE ESTATES ADDN
Neighborhood Code: 1E040A

Latitude: 32.6008786201
Longitude: -97.2917782452
TAD Map: 2060-336
MAPSCO: TAR-120A



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

PROPERTY DATA

Legal Description: SOUTH OAK GROVE ESTATES
ADDN Block 12 Lot 2A

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EVERMAN ISD (904)

State Code: A

Year Built: 2024

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05888360

Site Name: SOUTH OAK GROVE ESTATES ADDN-12-2A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,190

Percent Complete: 100%

Land Sqft^{*}: 4,319

Land Acres^{*}: 0.0991

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:

MCCLAIN JULIAN SIRONNE
MCCLAIN SYDNI NICOLE

Primary Owner Address:

6105 WALL ST
ARLINGTON, TX 76018

Deed Date: 12/27/2024

Deed Volume:

Deed Page:

Instrument: [D224231805](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	4/1/2024	D224059098		
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](#).



Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$0	\$33,256	\$33,256	\$7,916
2023	\$0	\$6,597	\$6,597	\$6,597
2022	\$0	\$595	\$595	\$595
2021	\$0	\$595	\$595	\$595
2020	\$0	\$595	\$595	\$595

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

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.