

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40900355

Address: 1232 VILLAGE GARDEN DR

City: AZLE

Georeference: 10435-D-5R2

Subdivision: EAGLE LAKE GARDEN VILLAGE ADDN

Neighborhood Code: A2L010J

Latitude: 32.8844866971 Longitude: -97.5225397756

**TAD Map:** 1988-440 MAPSCO: TAR-029M





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

## PROPERTY DATA

Legal Description: EAGLE LAKE GARDEN

VILLAGE ADDN Block D Lot 5R2

Jurisdictions:

CITY OF AZLE (001) Site Number: 40900355

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223)

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

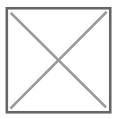
**AZLE ISD (915)** Approximate Size+++: 1,246 State Code: A Percent Complete: 100%

Year Built: 2005 **Land Sqft**\*: 3,330 Personal Property Account: N/A Land Acres\*: 0.0764

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:
BINNION ANDREA SHANNON
Primary Owner Address:
1232 VILLAGE GARDEN DR
AZLE, TX 76020

**Deed Date:** 9/12/2019

Deed Volume: Deed Page:

**Instrument:** D219208154

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NANAGA INDUS LLC	4/12/2019	D219076916		
WENTZ RICHARD;WENTZ SUSAN L	2/28/2006	D206071971	0000000	0000000
MERCURY HOMES INC	9/13/2005	D205277708	0000000	0000000
FINANCIAL SPECIALISTS INC	1/1/2005	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	\$180,671	\$12,500	\$193,171	\$157,208
2023	\$233,452	\$12,500	\$245,952	\$142,916
2022	\$117,424	\$12,500	\$129,924	\$129,924
2021	\$117,976	\$5,000	\$122,976	\$122,976
2020	\$121,842	\$5,000	\$126,842	\$126,842

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

## **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.

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