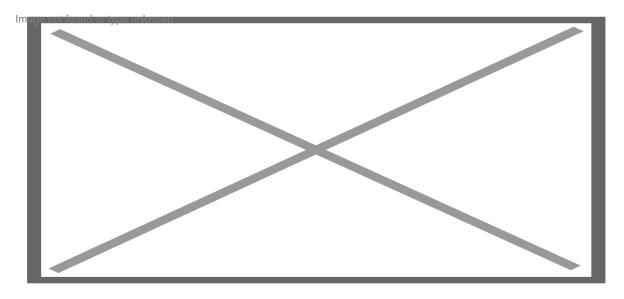


# Tarrant Appraisal District Property Information | PDF Account Number: 41260317

### Address: <u>13708 SOUTHERN OAKS DR</u> City: FORT WORTH Georeference: 41847-3-10 Subdivision: THOMAS CROSSING ADDITION Neighborhood Code: 1A030A

Latitude: 32.5598237933 Longitude: -97.2914919046 TAD Map: 2060-324 MAPSCO: TAR-120S





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

### PROPERTY DATA

### Legal Description: THOMAS CROSSING ADDITION Block 3 Lot 10

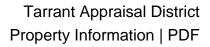
#### Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) BURLESON ISD (922) State Code: A Year Built: 2007 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 41260317 Site Name: THOMAS CROSSING ADDITION-3-10 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,617 Percent Complete: 100% Land Sqft<sup>\*</sup>: 10,280 Land Acres<sup>\*</sup>: 0.2359 Pool: Y

+++ Rounded.

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





## **OWNER INFORMATION**

Current Owner:	Deed Date: 6/11/2021		
TEJEDA ALAIN	Deed Volume:		
Primary Owner Address:	Deed Page:		
13708 SOUTHERN OAKS DR	Instrument: D224095419 CWD		
BURLESON, TX 76028	$\frac{D224095419}{CW}$		

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BYRD GILBERT JR;BYRD SUZANNE	4/24/2009	D209112124	000000	0000000
WASHULESKI DEBRA;WASHULESKI JIMMY R	6/22/2007	D207223964	000000	0000000
THOMAS CROSSING LLC	1/1/2007	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	\$523,500	\$112,500	\$636,000	\$636,000
2023	\$539,592	\$112,500	\$652,092	\$602,326
2022	\$447,569	\$100,000	\$547,569	\$547,569
2021	\$392,262	\$100,000	\$492,262	\$492,262
2020	\$370,963	\$100,000	\$470,963	\$470,963

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.