

Account Number: 42394366

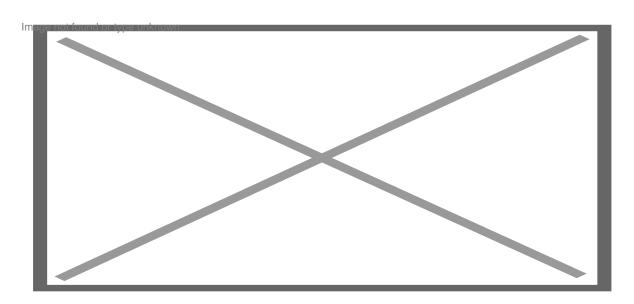
Address: 11812 DIXON DR
City: TARRANT COUNTY
Georeference: 24103M-MM-44
Subdivision: LIVE OAK CREEK

Neighborhood Code: 2W3001

Latitude: 32.7759412172 **Longitude:** -97.5303339513

TAD Map: 1988-400 **MAPSCO:** TAR-057Q





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

PROPERTY DATA

Legal Description: LIVE OAK CREEK Block MM Lot

44

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
LIVE OAK CREEK MUD #1 (319)

WHITE SETTLEMENT ISD (920) State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 800033856

Site Name: LIVE OAK CREEK MM 44 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size +++: 2,923
Percent Complete: 100%

Land Sqft*: 7,492 **Land Acres***: 0.1720

Pool: N

+++ Rounded

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



OWNER INFORMATION

Current Owner:

GUYDEN MARCUS Deed Date: 2/22/2019

GUYDEN RAMONA

Primary Owner Address:

Deed Volume:

Deed Page:

11812 DIXON DR

FORT WORTH, TX 76108 Instrument: <u>D219037851</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IH OPERATIONS LLC	1/23/2019	D219015443		
IMPRESSION HOMES LLC	8/9/2018	D218223548		

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	\$318,421	\$70,000	\$388,421	\$388,421
2024	\$318,421	\$70,000	\$388,421	\$388,421
2023	\$378,836	\$70,000	\$448,836	\$358,160
2022	\$291,206	\$60,000	\$351,206	\$325,600
2021	\$236,000	\$60,000	\$296,000	\$296,000
2020	\$236,000	\$60,000	\$296,000	\$296,000

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