



**Address:** [1040 BANDON DUNES DR](#)  
**City:** FORT WORTH  
**Georeference:** 41847-10-11  
**Subdivision:** THOMAS CROSSING ADDITION  
**Neighborhood Code:** 1A030V

**Latitude:** 32.5590063874  
**Longitude:** -97.2947635709  
**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 10 Lot 11

**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:** 2023

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800049861

**Site Name:** THOMAS CROSSING ADDITION 10 11

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,775

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,712

**Land Acres<sup>\*</sup>:** 0.2000

**Pool:** Y

<sup>+++</sup> Rounded.

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



## OWNER INFORMATION

**Current Owner:**

GARRISON JOSEPH CHARLES  
GARRISON JORDANNA

**Deed Date:** 5/10/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224083361](#)

**Primary Owner Address:**

1040 BANDON DUNES DR  
BURLESON, TX 76028

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STONEGATE VENTURES LLC	3/15/2023	<a href="#">D223045118</a>		
RAVE PROPERTIES LP	3/2/2021	<a href="#">D221058418</a>		

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$656,535	\$90,000	\$746,535	\$746,535
2023	\$0	\$63,000	\$63,000	\$63,000
2022	\$0	\$49,000	\$49,000	\$49,000
2021	\$0	\$49,000	\$49,000	\$49,000
2020	\$0	\$49,000	\$49,000	\$49,000

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.