



**Address:** [1049 CARNATION DR](#)  
**City:** CROWLEY  
**Georeference:** 22191-1-12  
**Subdivision:** KARIS ADDITION PHASE 1A  
**Neighborhood Code:** A4S010P

**Latitude:** 32.5920620017  
**Longitude:** -97.3593712126  
**TAD Map:** 2042-336  
**MAPSCO:** TAR-118A



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

## PROPERTY DATA

**Legal Description:** KARIS ADDITION PHASE 1A  
Block 1 Lot 12

**Jurisdictions:**

- CITY OF CROWLEY (006)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KARIS MUNICIPAL MGMT DIST (421)
- CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800073795

**Site Name:** KARIS ADDITION PHASE 1A Block 1 Lot 12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,750

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,310

**Land Acres<sup>\*</sup>:** 0.0530

**Pool:** N

<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:**

MONICA JOHN

**Primary Owner Address:**

1049 CARNATION DR  
CROWLEY, TX 76036

**Deed Date:** 3/1/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224036022](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CADENCE HOMES - KARIS LLC	7/24/2023	<a href="#">D223131766</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	\$87,427	\$80,000	\$167,427	\$167,427
2023	\$0	\$56,000	\$56,000	\$56,000
0	\$0	\$0	\$0	\$0

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.