

Property Information | PDF

Account Number: 42880414

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+++: 1,750
Percent Complete: 100%

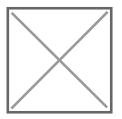
Land Sqft\*: 2,310 Land Acres\*: 0.0530

Pool: N

+++ Rounded.

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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:
MONICA JOHN
Primary Owner Address:
1049 CARNATION DR

CROWLEY, TX 76036 Instrument: D224036022

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CADENCE HOMES - KARIS LLC	7/24/2023	D223131766		

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

**Deed Volume:** 

**Deed Page:** 

## **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	\$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.

## **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.

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