



**Address:** [748 TIMBEROAKS DR](#)  
**City:** AZLE  
**Georeference:** 23165-5-3  
**Subdivision:** LAKE CREST PARK ADDITION  
**Neighborhood Code:** 2Y200F

**Latitude:** 32.9059078914  
**Longitude:** -97.5419281574  
**TAD Map:** 1982-448  
**MAPSCO:** TAR-015X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE CREST PARK ADDITION  
Block 5 Lot 3

**Jurisdictions:**

CITY OF AZLE (001)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
AZLE ISD (915)

**State Code:** A

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01545167

**Site Name:** LAKE CREST PARK ADDITION-5-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,780

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,546

**Land Acres<sup>\*</sup>:** 0.2421

**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:**

BUSH CLAYTON CURTIS

**Primary Owner Address:**

748 TIMBEROAKS DR  
AZLE, TX 76020

**Deed Date:** 3/8/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222068548](#)

| Previous Owners             | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------------------|------------|----------------------------|-------------|-----------|
| MCNUTT JERRY G;MCNUTT VONDA | 6/29/2017  | <a href="#">D217149741</a> |             |           |
| ALNA PROPERTIES II LLC      | 3/28/2017  | <a href="#">D217084315</a> |             |           |
| BANK OF AMERICA             | 2/7/2017   | <a href="#">D217040757</a> |             |           |
| MCALISTER CHRISTOPHER       | 9/25/2007  | <a href="#">D207348723</a> | 0000000     | 0000000   |
| OOTEN ROY K;OOTEN SUSAN E   | 12/31/1900 | 0000000000000000           | 0000000     | 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. [Tarrant County Tax Office Account Information](#).

| Year | Improvement Market | Land Market | Total Market | Total Appraised <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$243,782          | \$50,000    | \$293,782    | \$293,782                    |
| 2024 | \$243,782          | \$50,000    | \$293,782    | \$293,782                    |
| 2023 | \$261,409          | \$50,000    | \$311,409    | \$311,409                    |
| 2022 | \$232,527          | \$20,000    | \$252,527    | \$252,527                    |
| 2021 | \$200,313          | \$20,000    | \$220,313    | \$220,313                    |
| 2020 | \$151,600          | \$20,000    | \$171,600    | \$171,600                    |

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 10 to 29 PCT 11.22

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.