



Address: [13345 THORNTON DR](#)
City: WESTLAKE
Georeference: A 108-1C05A1
Subdivision: BAKER, RUTH SURVEY
Neighborhood Code: 3W050B

Latitude: 32.9677741926
Longitude: -97.2302808614
TAD Map: 2078-472
MAPSCO: TAR-009V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BAKER, RUTH SURVEY
Abstract 108 Tract 1C05A1

Jurisdictions:
TOWN OF WESTLAKE (037)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A
Year Built: 1976
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$1,015,913
Protest Deadline Date: 5/24/2024

Site Number: 03745058
Site Name: BAKER, RUTH SURVEY-1C05A1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,296
Percent Complete: 100%
Land Sqft^{*}: 56,410
Land Acres^{*}: 1.2950
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
YOUNGLAS DELBERT
YOUNGLAS FRANCES
Primary Owner Address:
13345 THORNTON DR
ROANOKE, TX 76262-8090

Deed Date: 8/8/1986
Deed Volume: 0008654
Deed Page: 0001394
Instrument: 00086540001394

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HABER R BONNIE	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 ⁺
2025	\$271,663	\$744,250	\$1,015,913	\$786,066
2024	\$271,663	\$744,250	\$1,015,913	\$714,605
2023	\$273,801	\$744,250	\$1,018,051	\$649,641
2022	\$329,317	\$494,250	\$823,567	\$590,583
2021	\$292,644	\$244,250	\$536,894	\$536,894
2020	\$292,644	\$244,250	\$536,894	\$536,894

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)

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.