



Address: [245 LILAC LN](#)
City: AZLE
Georeference: 10500-6-12
Subdivision: EAGLE MOUNTAIN VIEW ADDITION
Neighborhood Code: 2Y300C

Latitude: 32.9212364857
Longitude: -97.528413102
TAD Map: 1988-456
MAPSCO: TAR-015U



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

PROPERTY DATA

Legal Description: EAGLE MOUNTAIN VIEW
ADDITION Block 6 Lot 12

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: 1985
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 04904842
Site Name: EAGLE MOUNTAIN VIEW ADDITION-6-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,214
Percent Complete: 100%
Land Sqft^{*}: 11,152
Land Acres^{*}: 0.2560
Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
EASON CHANCE RAY
EASON JESSICA MARIE
Primary Owner Address:
245 LILAC LN
AZLE, TX 76020

Deed Date: 1/11/2021
Deed Volume:
Deed Page:
Instrument: [D221008368](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| BRYDEN KARRI A | 12/15/2020 | D220345846 | | |
| BRYDEN KARRI A;BRYDEN ZACHARY | 6/24/2009 | D209170569 | 0000000 | 0000000 |
| ANDERSON JODIE;ANDERSON NICHOLAS | 4/29/2004 | D204146472 | 0000000 | 0000000 |
| MOODY CHRISTOPHER M | 12/27/2000 | D201000091 | 0000000 | 0000000 |
| PAWLEY MICHELE;PAWLEY ROBERT D | 10/17/1990 | 00100750002258 | 0010075 | 0002258 |
| SECRETARY OF HUD | 3/7/1990 | 000992000000030 | 0009920 | 0000030 |
| MORTGAGE & TRUST INC | 3/6/1990 | 00098590002024 | 0009859 | 0002024 |
| KAY JULIUS;KAY SUSAN | 11/1/1985 | 000835800000088 | 0008358 | 0000088 |
| BAKER ROBERT R | 12/31/1900 | 000000000000000 | 0000000 | 0000000 |
| EAGLE MOUNTAIN LUMBE | 12/30/1900 | 000000000000000 | 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 | \$158,600 | \$38,400 | \$197,000 | \$197,000 |
| 2024 | \$158,600 | \$38,400 | \$197,000 | \$197,000 |
| 2023 | \$170,069 | \$38,400 | \$208,469 | \$185,578 |
| 2022 | \$150,787 | \$17,920 | \$168,707 | \$168,707 |
| 2021 | \$130,144 | \$17,920 | \$148,064 | \$115,328 |
| 2020 | \$131,185 | \$12,000 | \$143,185 | \$104,844 |

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)

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Tarrant Appraisal District Property Information | PDF

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.