



Address: [1425 CLARENDON ST](#)
City: FORT WORTH
Georeference: 47149-11-12
Subdivision: WILLOW CREEK ADDN (FT WORTH)
Neighborhood Code: 4S360K

Latitude: 32.6344519105
Longitude: -97.3410327884
TAD Map: 2048-352
MAPSCO: TAR-104L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOW CREEK ADDN (FT WORTH) Block 11 Lot 12

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

Site Number: 05607256

Site Name: WILLOW CREEK ADDN (FT WORTH)-11-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,294

Percent Complete: 100%

Land Sqft^{*}: 6,298

Land Acres^{*}: 0.1445

Pool: N

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$232,577

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SEPEDA SUZANNA
SEPEDA DANIEL

Primary Owner Address:

1425 CLARENDON ST
FORT WORTH, TX 76134-8427

Deed Date: 8/20/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204264954](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOND LYNNE;BOND RONALD	8/8/1985	00082700000555	0008270	0000555
HARRIS JAMES R	1/1/1984	00000000000000	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	\$202,577	\$30,000	\$232,577	\$200,235
2024	\$202,577	\$30,000	\$232,577	\$182,032
2023	\$195,765	\$30,000	\$225,765	\$165,484
2022	\$150,928	\$30,000	\$180,928	\$150,440
2021	\$133,057	\$30,000	\$163,057	\$136,764
2020	\$122,329	\$30,000	\$152,329	\$124,331

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.