



Address: [312 LEEWARD CIR](#)
City: AZLE
Georeference: 30560-1-20
Subdivision: OAK HARBOR ESTATES ADDITION
Neighborhood Code: 2Y200I

Latitude: 32.8956500994
Longitude: -97.516289744
TAD Map: 1994-444
MAPSCO: TAR-029H



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

PROPERTY DATA

Legal Description: OAK HARBOR ESTATES
ADDITION Block 1 Lot 20

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: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$508,897

Protest Deadline Date: 5/24/2024

Site Number: 06007430

Site Name: OAK HARBOR ESTATES ADDITION-1-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,084

Percent Complete: 100%

Land Sqft^{*}: 18,800

Land Acres^{*}: 0.4315

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:

SEMPER AMA LLC - SERIES T

Primary Owner Address:

510 W MAIN ST STE C
AZLE, TX 76020

Deed Date: 2/6/2025

Deed Volume:

Deed Page:

Instrument: [D225021079](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------------|------------|----------------------------|-------------|-----------|
| OGIERIAKHI EMMANUEL JOSEPH | 3/25/2024 | D224050412 | | |
| SIMPSON CHRISTOPHER LEE;SIMPSON JILL | 6/6/2022 | D222146147 | | |
| BOCK ROXANE;HOBBS TERRI SUE | 12/28/2020 | D220341778 | | |
| HARTEN KAYLA;HARTEN VICTOR | 8/6/2013 | D213209972 | 0000000 | 0000000 |
| TAYLOR SUZANNE L | 6/8/2009 | D209156142 | 0000000 | 0000000 |
| METERSKY RICHARD L | 6/29/2001 | 00149910000212 | 0014991 | 0000212 |
| HEFLIN LECK | 3/25/1998 | 00131510000036 | 0013151 | 0000036 |
| STEPHENS JOE L | 4/27/1993 | 00110510002375 | 0011051 | 0002375 |
| DIMENSION V INC | 6/27/1991 | 00103110000462 | 0010311 | 0000462 |
| UNIVERSAL SAVINGS ASSN | 3/7/1989 | 00095300000463 | 0009530 | 0000463 |
| OAK HARBOR JV | 1/1/1986 | 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 | \$428,147 | \$80,750 | \$508,897 | \$508,897 |
| 2024 | \$428,147 | \$80,750 | \$508,897 | \$508,897 |
| 2023 | \$441,384 | \$80,750 | \$522,134 | \$522,134 |
| 2022 | \$395,405 | \$33,250 | \$428,655 | \$394,635 |
| 2021 | \$325,509 | \$33,250 | \$358,759 | \$358,759 |
| 2020 | \$310,301 | \$33,250 | \$343,551 | \$343,551 |

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

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Tarrant Appraisal District Property Information | PDF

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.