



**Address:** [1533 SPINNAKER LN](#)  
**City:** AZLE  
**Georeference:** 30560-12-1  
**Subdivision:** OAK HARBOR ESTATES ADDITION  
**Neighborhood Code:** 2Y200I

**Latitude:** 32.8975585017  
**Longitude:** -97.5170947072  
**TAD Map:** 1994-444  
**MAPSCO:** TAR-029D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK HARBOR ESTATES  
ADDITION Block 12 Lot 1

**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:** 1987  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06168841  
**Site Name:** OAK HARBOR ESTATES ADDITION-12-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,043  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,500  
**Land Acres<sup>\*</sup>:** 0.2869  
**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:**  
DOWNING HEATHER L  
DOWNING GUY D  
**Primary Owner Address:**  
1533 SPINNAKER LN  
AZLE, TX 76020

**Deed Date:** 8/25/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221247902](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEES JAMES;TUCKER CHRISTANNA	11/27/2015	<a href="#">D215270976</a>		
YAGER DEBRA;YAGER RICHARD	11/30/2001	00153160000315	0015316	0000315
CHILDS BARBARA A;CHILDS BILLY R	2/27/1998	00131100000480	0013110	0000480
SPENCE JACK;SPENCE PEG	6/12/1987	00089760001768	0008976	0001768
OAK HARBOR JV	1/1/1987	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 <sup>+</sup>
2025	\$153,479	\$85,000	\$238,479	\$238,479
2024	\$299,644	\$85,000	\$384,644	\$384,644
2023	\$309,277	\$85,000	\$394,277	\$357,757
2022	\$290,234	\$35,000	\$325,234	\$325,234
2021	\$241,857	\$35,000	\$276,857	\$273,900
2020	\$214,000	\$35,000	\$249,000	\$249,000

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.