



**Address:** [1013 OAK FOREST DR](#)  
**City:** FORT WORTH  
**Georeference:** 40860-V-18A  
**Subdivision:** SUNSET ACRES ADDITION  
**Neighborhood Code:** 4C300C

**Latitude:** 32.7489750677  
**Longitude:** -97.4010642932  
**TAD Map:** 2030-392  
**MAPSCO:** TAR-075A



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SUNSET ACRES ADDITION  
Block V Lot 18A

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A  
**Year Built:** 1956  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$346,940  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06560989  
**Site Name:** SUNSET ACRES ADDITION-V-18A  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,890  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,036  
**Land Acres<sup>\*</sup>:** 0.2533  
**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:**  
ASCENCION RAFAEL M JR  
ASCENCION DEBRA  
**Primary Owner Address:**  
1013 OAK FOREST DR  
FORT WORTH, TX 76114-4519

**Deed Date:** 10/20/1995  
**Deed Volume:** 0012167  
**Deed Page:** 0000189  
**Instrument:** 00121670000189

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITTAKER LINDA SUE ETAL	10/19/1995	00121670000186	0012167	0000186
CARPENTER HARRIET J	1/1/1992	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 <sup>+</sup>
2025	\$283,190	\$63,750	\$346,940	\$259,717
2024	\$283,190	\$63,750	\$346,940	\$236,106
2023	\$264,829	\$63,750	\$328,579	\$214,642
2022	\$198,581	\$63,750	\$262,331	\$195,129
2021	\$199,561	\$63,750	\$263,311	\$177,390
2020	\$141,113	\$63,750	\$204,863	\$161,264

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.