

Tarrant Appraisal District

Property Information | PDF

Account Number: 07249683

Latitude: 32.8956465745

TAD Map: 1988-444 **MAPSCO:** TAR-029H

Longitude: -97.5231515924

Address: 1269 TRADEWIND CIR

City: AZLE

Georeference: 30560-10R2-3

Subdivision: OAK HARBOR ESTATES ADDITION

Neighborhood Code: 2Y2001

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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 10R2 Lot 3

Jurisdictions:

CITY OF AZLE (001) Site Number: 07249683

TARRANT COUNTY (220)

TARRANT DECICIAL WATER DISTRICT (222) Site Name: OAK HARBOR ESTATES ADDITION-10R2-3

TARRANT REGIONAL WATER DISTRICT (223) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225)

Parcels: 1

TARRANT COUNTY COLLEGE (225) Parcels:

AZLE ISD (915) Approximate Size⁺⁺⁺: 2,983
State Code: A Percent Complete: 100%

Year Built: 2008 Land Sqft*: 19,831
Personal Property Account: N/A Land Acres*: 0.4552

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$522,514

Protest Deadline Date: 5/24/2024

+++ Rounded.

Pool: Y

OWNER INFORMATION

Current Owner:

CLELAND BRANDON AUSTIN
CLELAND LACEY ELIZABETH
Primary Owner Address:

1269 TRADEWIND CIR AZLE, TX 76020 Deed Date: 7/13/2017

Deed Volume: Deed Page:

Instrument: D217174992

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS JOSHUA; WILLIAMS LESLIE L	1/15/2016	D216009830		
CRUMPTON EVELYN Y;CRUMPTON JIMMY DAVID	9/12/2014	D214202557		
PAYNE ERIN N	11/9/2009	D209301700	0000000	0000000
STOCK LOAN SERVICES LLC	3/3/2009	D209060826	0000000	0000000
COTTON PAUL	10/5/2007	D207365493	0000000	0000000
SPINNAKER LAND DEV LP	7/7/2004	D204220445	0000000	0000000
DIMENSION V INC	5/7/2003	00167180000166	0016718	0000166
SANDLIN BROTHERS JV	10/27/1998	00135670000105	0013567	0000105
DIMENSION V INC	10/26/1998	00135670000106	0013567	0000106
LAKE COUNTRY REALTY INC	1/1/1998	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. <u>Tarrant County Tax Office Account Information</u>.

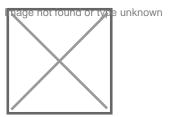
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$437,514	\$85,000	\$522,514	\$522,514
2024	\$437,514	\$85,000	\$522,514	\$512,520
2023	\$450,921	\$85,000	\$535,921	\$465,927
2022	\$425,554	\$35,000	\$460,554	\$423,570
2021	\$350,064	\$35,000	\$385,064	\$385,064
2020	\$330,211	\$35,000	\$365,211	\$365,211

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

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