



**Address:** [1413 DALE LN](#)  
**City:** WHITE SETTLEMENT  
**Georeference:** 40962-5-2  
**Subdivision:** SUNVIEW ADDITION  
**Neighborhood Code:** 2W200A

**Latitude:** 32.7436654056  
**Longitude:** -97.4749699058  
**TAD Map:** 2006-388  
**MAPSCO:** TAR-073E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNVIEW ADDITION Block 5 Lot 2

**Jurisdictions:**

CITY OF WHITE SETTLEMENT (030)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WHITE SETTLEMENT ISD (920)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40071898

**Site Name:** SUNVIEW ADDITION-5-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,179

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,454

**Land Acres<sup>\*</sup>:** 0.2399

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

NOVIAN CHRISTINE MARIE

**Primary Owner Address:**

1413 DALE LN  
WHITE SETTLEMENT, TX 76108

**Deed Date:** 7/26/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** 360-70390821

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NOVIAN CASEY ANDREW;NOVIAN CHRISTINE MARIE	4/20/2016	<a href="#">D216082252</a>		
WITTE BRANDI YELLOCK;WITTE JOSHUA	2/7/2011	<a href="#">D211032450</a>	0000000	0000000
DEUTSCHE BANK NATL TR CO	3/2/2010	<a href="#">D210052269</a>	0000000	0000000
OGNEAN DANIEL	1/30/2006	<a href="#">D206044570</a>	0000000	0000000
MEARSTONE PROPERTIES LP	1/7/2005	<a href="#">D205013283</a>	0000000	0000000
LAKE HOLLOW CORP	1/1/2002	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	\$257,999	\$50,000	\$307,999	\$307,999
2024	\$257,999	\$50,000	\$307,999	\$307,999
2023	\$244,613	\$50,000	\$294,613	\$294,613
2022	\$240,320	\$35,000	\$275,320	\$275,320
2021	\$219,125	\$35,000	\$254,125	\$254,125
2020	\$196,599	\$35,000	\$231,599	\$231,599

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.