



# Tarrant Appraisal District Property Information | PDF Account Number: 40092739

### Address: 14220 RISING SPRING RD

City: TARRANT COUNTY Georeference: 1188-4-17 Subdivision: ASTON MEADOWS ADDITION Neighborhood Code: 2Z300H

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

## PROPERTY DATA

Legal Description: ASTON MEADOWS ADDITION Block 4 Lot 17 Jurisdictions: TARRANT COUNTY (220) EMERGENCY SVCS DIST #1 (222) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) NORTHWEST ISD (911) State Code: A Year Built: 2005 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$648,199 Protest Deadline Date: 5/24/2024 Latitude: 32.9898053267 Longitude: -97.4197884072 TAD Map: 2024-480 MAPSCO: TAR-004L



Site Number: 40092739 Site Name: ASTON MEADOWS ADDITION-4-17 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,143 Percent Complete: 100% Land Sqft<sup>\*</sup>: 51,250 Land Acres<sup>\*</sup>: 1.1765 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: KUKLINSKI ANTHONY ARMSTRONG BARBARA

Primary Owner Address: 14220 RISING SPRING RD HASLET, TX 76052 Deed Date: 1/19/2024 Deed Volume: Deed Page: Instrument: D224012179

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAY JEANANN;GRAY SHANE A	4/24/2014	D214092730	000000	0000000
GRAY SHANE A	12/5/2005	D205376066	000000	0000000
MONTCLAIRE CUSTOM HOMES INC	5/23/2005	D205159125	000000	0000000
ASTON MEADOWS LTD	1/1/2002	000000000000000000000000000000000000000	000000	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	\$561,139	\$87,060	\$648,199	\$648,199
2024	\$561,139	\$87,060	\$648,199	\$590,791
2023	\$579,606	\$57,060	\$636,666	\$537,083
2022	\$471,153	\$47,060	\$518,213	\$488,257
2021	\$404,667	\$47,060	\$451,727	\$443,870
2020	\$356,458	\$47,060	\$403,518	\$403,518

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 T&P

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.