



**Address:** [13728 SOUTHERN OAKS DR](#)  
**City:** FORT WORTH  
**Georeference:** 41847-3-5R  
**Subdivision:** THOMAS CROSSING ADDITION  
**Neighborhood Code:** 1A030A

**Latitude:** 32.5586926019  
**Longitude:** -97.2915903959  
**TAD Map:**  
**MAPSCO:** TAR-120S



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** THOMAS CROSSING ADDITION  
Block 3 Lot 5R PER PLAT D214125312

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BURLESON ISD (922)

**State Code:** A  
**Year Built:** 2014  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$613,381  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41631275  
**Site Name:** THOMAS CROSSING-3-5R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,218  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,813  
**Land Acres<sup>\*</sup>:** 0.3630  
**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:**  
RYNDA LUKE  
RYNDA FAUSTINA  
**Primary Owner Address:**  
13728 SOUTHERN OAKS DR  
FORT WORTH, TX 76028

**Deed Date:** 11/5/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221327178](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBBINS JACK;ROBBINS PATSY	2/20/2019	<a href="#">D219034379</a>		
CLOUD MICHAEL B	1/1/2014	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	\$517,756	\$95,625	\$613,381	\$613,381
2024	\$517,756	\$95,625	\$613,381	\$579,113
2023	\$469,640	\$95,625	\$565,265	\$526,466
2022	\$393,605	\$85,000	\$478,605	\$478,605
2021	\$342,328	\$85,000	\$427,328	\$427,328
2020	\$325,641	\$85,000	\$410,641	\$410,641

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.