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**Current Owner:** 

HANZELKA CHRISTOPHER ANTHONY **Primary Owner Address:** 

11816 TUSCARORA DR FORT WORTH, TX 76108

Latitude: 32.7751577908 Longitude: -97.5304745728

**TAD Map:** 1988-400 MAPSCO: TAR-057Q

**Tarrant Appraisal District** Property Information | PDF Account Number: 42137533

## Address: 11816 TUSCARORA DR

**City: TARRANT COUNTY** Georeference: 24103M-MM-6 Subdivision: LIVE OAK CREEK Neighborhood Code: 2W3001

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

Legal Description: LIVE OAK CREEK Block MM Lot

## **PROPERTY DATA**

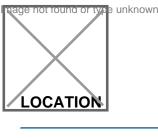
Jurisdictions: TARRANT COUNTY (220) EMERGENCY SVCS DIST #1 (222) **TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** LIVE OAK CREEK MUD #1 (319) WHITE SETTLEMENT ISD (920) State Code: A Year Built: 2017 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/24/2024

Site Number: 800017490 Site Name: LIVE OAK CREEK MM 6 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,161 Percent Complete: 100% Land Sqft\*: 6,229 Land Acres<sup>\*</sup>: 0.1430 Pool: N

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

Deed Date: 11/29/2023 **Deed Volume: Deed Page:** Instrument: D223212094





 Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARLA HEARNE REVOCABLE TRUST	11/24/2021	D222011152		
HEARNE MARLA	10/30/2017	D217256877		
TLS HOMES INC	1/11/2017	D217011352		

## 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	\$297,803	\$70,000	\$367,803	\$367,803
2024	\$297,803	\$70,000	\$367,803	\$367,803
2023	\$321,080	\$70,000	\$391,080	\$331,994
2022	\$242,866	\$60,000	\$302,866	\$301,813
2021	\$214,375	\$60,000	\$274,375	\$274,375
2020	\$197,085	\$60,000	\$257,085	\$257,085

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

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.