



**Address:** [11816 TUSCARORA DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 24103M-MM-6  
**Subdivision:** LIVE OAK CREEK  
**Neighborhood Code:** 2W3001

**Latitude:** 32.7751577908  
**Longitude:** -97.5304745728  
**TAD Map:** 1988-400  
**MAPSCO:** TAR-057Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LIVE OAK CREEK Block MM Lot 6

**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<sup>+++</sup>:** 2,161  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,229  
**Land Acres<sup>\*</sup>:** 0.1430  
**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:**

HANZELKA CHRISTOPHER ANTHONY

**Primary Owner Address:**

11816 TUSCARORA DR  
FORT WORTH, TX 76108

**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	<a href="#">D222011152</a>		
HEARNE MARLA	10/30/2017	<a href="#">D217256877</a>		
TLS HOMES INC	1/11/2017	<a href="#">D217011352</a>		

## 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	\$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.