



**Address:** [12400 ANGEL VINE DR](#)  
**City:** FORT WORTH  
**Georeference:** 37919N-1-1  
**Subdivision:** SEVEN OAKS - FTW  
**Neighborhood Code:** 1A020S

**Latitude:** 32.5754230742  
**Longitude:** -97.2902794119  
**TAD Map:** 2060-328  
**MAPSCO:** TAR-120N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SEVEN OAKS - FTW Block 1 Lot 1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BURLESON ISD (922)

**State Code:** A

**Year Built:** 2019

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 800017904

**Site Name:** SEVEN OAKS - FTW 1 1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,560

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,301

**Land Acres<sup>\*</sup>:** 0.2365

**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:**

TOMLINSON WILLIAM

TOMLINSON LISA

**Primary Owner Address:**

12400 ANGEL VINE DR

BURLESON, TX 76028

**Deed Date:** 4/16/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219082718](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J HOUSTON HOMES LLC	12/14/2016	<a href="#">D216299640</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	\$294,354	\$70,000	\$364,354	\$364,354
2024	\$294,354	\$70,000	\$364,354	\$364,354
2023	\$364,151	\$70,000	\$434,151	\$366,827
2022	\$305,632	\$60,000	\$365,632	\$333,479
2021	\$243,163	\$60,000	\$303,163	\$303,163
2020	\$245,208	\$57,442	\$302,650	\$302,650

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.