



Address: [12333 CEDAR KNOLL DR](#)
City: FORT WORTH
Georeference: 37919N-6-8
Subdivision: SEVEN OAKS - FTW
Neighborhood Code: 1A020S

Latitude: 32.5759407742
Longitude: -97.2877659813
TAD Map: 2060-328
MAPSCO: TAR-120J



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 6 Lot 8

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: 2017

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$412,643

Protest Deadline Date: 5/24/2024

Site Number: 800017890
Site Name: SEVEN OAKS - FTW 6 8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,245
Percent Complete: 100%
Land Sqft^{*}: 7,261
Land Acres^{*}: 0.1667
Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

PATEK LARISSA R
PATEK SAMUEL

Primary Owner Address:

12333 CEDAR KNOLL DR
FORT WORTH, TX 76028

Deed Date: 4/28/2024
Deed Volume:
Deed Page:
Instrument: M224004400

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATEK SAMUEL;SALMON LARISSA	12/14/2023	D223221953		
HADDOCK ASHLY D;HADDOCK STEPHEN H	8/17/2017	D217191505		
ANTARES ACQUISITION LLC	3/8/2017	D217065016		
SILVER SPUR INVESTMENTS LLC	12/16/2016	D216299872		

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	\$342,643	\$70,000	\$412,643	\$412,643
2024	\$342,643	\$70,000	\$412,643	\$412,643
2023	\$366,279	\$70,000	\$436,279	\$368,629
2022	\$303,151	\$60,000	\$363,151	\$335,117
2021	\$226,470	\$60,000	\$286,470	\$286,470
2020	\$236,905	\$60,000	\$296,905	\$296,905

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.