



**Address:** [12337 CEDAR KNOLL DR](#)  
**City:** FORT WORTH  
**Georeference:** 37919N-6-9  
**Subdivision:** SEVEN OAKS - FTW  
**Neighborhood Code:** 1A020S

**Latitude:** 32.5757758488  
**Longitude:** -97.2877798931  
**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 9

**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:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$383,704

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

**Site Number:** 800017891  
**Site Name:** SEVEN OAKS - FTW 6 9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,266  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,235  
**Land Acres<sup>\*</sup>:** 0.1661  
**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:**

DANIELS CHARLES JOE

**Primary Owner Address:**

12337 CEDAR KNOLL DR  
BURLESON, TX 76028

**Deed Date:** 4/27/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218093236](#)

| 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 | \$313,704          | \$70,000    | \$383,704    | \$383,704                    |
| 2024 | \$313,704          | \$70,000    | \$383,704    | \$366,025                    |
| 2023 | \$337,416          | \$70,000    | \$407,416    | \$332,750                    |
| 2022 | \$284,117          | \$60,000    | \$344,117    | \$302,500                    |
| 2021 | \$215,000          | \$60,000    | \$275,000    | \$275,000                    |
| 2020 | \$215,000          | \$60,000    | \$275,000    | \$275,000                    |

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 100 PCT 11.131
- 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.