



Image not found or type unknown

**Address:** [12405 CEDAR KNOLL DR](#)  
**City:** FORT WORTH  
**Georeference:** 37919N-6-11  
**Subdivision:** SEVEN OAKS - FTW  
**Neighborhood Code:** 1A020S

**Latitude:** 32.5754459319  
**Longitude:** -97.2878098585  
**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 6 Lot 11

**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

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

**Site Number:** 800017896

**Site Name:** SEVEN OAKS - FTW 6 11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,955

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,222

**Land Acres<sup>\*</sup>:** 0.1658

**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:**

RANDALL JOSHUA FRANKLIN

RANDALL PEYTON E

**Primary Owner Address:**

12405 CEDAR KNOLL DR

BURLESON, TX 76028

**Deed Date:** 10/23/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220275953](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NUGENT JENNIFER	8/10/2017	<a href="#">D217184853</a>		
ANTARES ACQUISITION LLC	12/20/2016	<a href="#">D216303274</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	\$295,580	\$70,000	\$365,580	\$365,580
2024	\$295,580	\$70,000	\$365,580	\$365,048
2023	\$317,885	\$70,000	\$387,885	\$331,862
2022	\$267,751	\$60,000	\$327,751	\$301,693
2021	\$214,266	\$60,000	\$274,266	\$274,266
2020	\$201,500	\$60,000	\$261,500	\$261,500

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.