



**Address:** [12409 CEDAR KNOLL DR](#)  
**City:** FORT WORTH  
**Georeference:** 37919N-6-12  
**Subdivision:** SEVEN OAKS - FTW  
**Neighborhood Code:** 1A020S

**Latitude:** 32.57527837  
**Longitude:** -97.2878188817  
**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 12

**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:** 4/15/2025

**Notice Value:** \$359,530

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

**Site Number:** 800017893

**Site Name:** SEVEN OAKS - FTW 6 12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,862

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,383

**Land Acres<sup>\*</sup>:** 0.1695

**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:**

RAVEN TYCIE T

**Primary Owner Address:**

12409 CEDAR KNOLL DR  
FORT WORTH, TX 76028

**Deed Date:** 7/9/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223156875](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAVEN ROBERT;RAVEN TYCIE T	11/6/2017	<a href="#">D217258602</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	\$289,530	\$70,000	\$359,530	\$345,513
2024	\$289,530	\$70,000	\$359,530	\$314,103
2023	\$280,000	\$70,000	\$350,000	\$285,548
2022	\$230,000	\$60,000	\$290,000	\$259,589
2021	\$175,990	\$60,000	\$235,990	\$235,990
2020	\$175,990	\$60,000	\$235,990	\$235,990

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.