



**Address:** [1036 BANDON DUNES DR](#)  
**City:** FORT WORTH  
**Georeference:** 41847-10-10  
**Subdivision:** THOMAS CROSSING ADDITION  
**Neighborhood Code:** 1A030V

**Latitude:** 32.558964189  
**Longitude:** -97.2949949191  
**TAD Map:** 2060-324  
**MAPSCO:** TAR-119V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** THOMAS CROSSING ADDITION  
Block 10 Lot 10

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BURLESON ISD (922)

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$621,441

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

**Site Number:** 800049857

**Site Name:** THOMAS CROSSING ADDITION 10 10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,817

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,799

**Land Acres<sup>\*</sup>:** 0.2020

**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:**

CHANG KIHO

CHANG JOY J

**Primary Owner Address:**

1036 BANDON DUNES DR  
FORT WORTH, TX 76028

**Deed Date:** 10/20/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222253869](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STONEGATE VENTURES LLC	11/5/2020	<a href="#">D220291471</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	\$531,441	\$90,000	\$621,441	\$621,441
2024	\$531,441	\$90,000	\$621,441	\$587,004
2023	\$443,640	\$90,000	\$533,640	\$533,640
2022	\$412,725	\$70,000	\$482,725	\$482,725
2021	\$0	\$49,000	\$49,000	\$49,000
2020	\$0	\$49,000	\$49,000	\$49,000

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)

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.