



Address: [1048 BANDON DUNES DR](#)
City: FORT WORTH
Georeference: 41847-10-13
Subdivision: THOMAS CROSSING ADDITION
Neighborhood Code: 1A030V

Latitude: 32.5590886513
Longitude: -97.2943067008
TAD Map: 2060-324
MAPSCO: TAR-120S



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 13

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: 2022
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800049859
Site Name: THOMAS CROSSING ADDITION 10 13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,888
Percent Complete: 100%
Land Sqft^{*}: 8,624
Land Acres^{*}: 0.1980
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
CRAIG FAMILY TRUST
Primary Owner Address:
1048 BANDON DUNES DR
BURLESON, TX 76028

Deed Date: 9/28/2023
Deed Volume:
Deed Page:
Instrument: [D223184775](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRAIG DAVID;CRAIG TANYA	5/9/2023	D223081517		
STONEGATE VENTURES LLC	11/5/2020	D220291471		



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	\$546,180	\$90,000	\$636,180	\$636,180
2024	\$546,180	\$90,000	\$636,180	\$636,180
2023	\$456,222	\$90,000	\$546,222	\$546,222
2022	\$0	\$49,000	\$49,000	\$49,000
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.