



**Address:** [1052 BANDON DUNES DR](#)  
**City:** FORT WORTH  
**Georeference:** 41847-10-14  
**Subdivision:** THOMAS CROSSING ADDITION  
**Neighborhood Code:** 1A030V

**Latitude:** 32.5591294616  
**Longitude:** -97.2940781461  
**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 14 50% UNDIVIDED INTEREST  
**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BURLESON IS (022)  
**Site Number:** 800049862  
**Site Name:** THOMAS CROSSING ADDITION Block 10 Lot 14 50% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 3  
**Approximate Size** **+++**: 4,278  
**State Code:** A **Percent Complete:** 100%  
**Year Built:** 2021 **Land Sqft** **\***: 8,581  
**Personal Property Acres** **\***: 0.1970  
**Agent:** None **Pool:** Y  
**Notice Sent**  
**Date:** 4/15/2025  
**Notice Value:** \$441,297  
**Protest Deadline Date:** 5/24/2024

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
GOUDEAU MARSHA  
**Primary Owner Address:**  
1052 BRANDON DUNES  
BURLESON, TX 76028  
**Deed Date:** 6/3/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222142670](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOUDEAU CARMEN LANE;GOUDEAU MARSHA	6/2/2022	<a href="#">D222142670</a>		
STONEGATE VENTURES LLC	11/5/2020	<a href="#">D220291452</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	\$396,297	\$45,000	\$441,297	\$441,297
2024	\$396,297	\$45,000	\$441,297	\$414,971
2023	\$332,246	\$45,000	\$377,246	\$377,246
2022	\$292,622	\$35,000	\$327,622	\$327,622
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.