



Address: [1433 SILVER SPRUCE LN](#)
City: FORT WORTH
Georeference: 39549-10-14B
Subdivision: SOUTH OAK GROVE ESTATES ADDN
Neighborhood Code: 1E040A

Latitude: 32.6020488913
Longitude: -97.2909163881
TAD Map: 2060-340
MAPSCO: TAR-106W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH OAK GROVE ESTATES
ADDN Block 10 Lot 14B

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

Site Number: 800086898
Site Name: SOUTH OAK GROVE ESTATES ADDN Block 10 Lot 14B
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,742
Percent Complete: 100%
Land Sqft^{*}: 4,360
Land Acres^{*}: 0.1001
Pool: N

State Code: A
Year Built: 2024
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$282,909
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:
ALCANTAR JUAN MANUEL
ALCANTAR FRANCINE LYNN

Primary Owner Address:
1433 SILVER SPRUCE LN
FORT WORTH, TX 76140

Deed Date: 6/28/2024
Deed Volume:
Deed Page:
Instrument: [D224116104](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	6/28/2024	D224116103		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	9/29/2023	D223183417		

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	\$189,039	\$47,960	\$236,999	\$236,999
2024	\$0	\$33,572	\$33,572	\$33,572
0	\$0	\$0	\$0	\$0

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.