

Tarrant Appraisal District

Property Information | PDF

Account Number: 43049373

Latitude: 32.5589746128

TAD Map: 2060-320 MAPSCO: TAR-119V

Longitude: -97.2986901447

Address: 964 BANDON DUNES DR

City: FORT WORTH **Georeference:** 41847-9-30

Subdivision: THOMAS CROSSING ADDITION

Neighborhood Code: 1A030V

Googlet Mapd or type unknown

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

PROPERTY DATA

Legal Description: THOMAS CROSSING ADDITION

Block 9 Lot 30 Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 800089212

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: THOMAS CROSSING ADDITION Block 9 Lot 30

Land Acres*: 0.1983

Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1

TARRANT COUNTY COLLEGE (225) Approximate Size+++: 2,761

BURLESON ISD (922)

State Code: A Percent Complete: 100% Year Built: 2024 **Land Sqft***: 8,640

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$585.043

Protest Deadline Date: 5/15/2025

+++ Rounded.

Pool: N

OWNER INFORMATION

Current Owner: AUBREE HOMES LLC **Primary Owner Address:** 4556 KNOLL RIDGE DR ALEDO, TX 76008

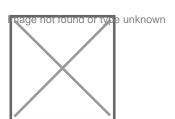
Deed Date: 1/5/2024 **Deed Volume: Deed Page:**

Instrument: D224004008

VALUES

08-28-2025 Page 1

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



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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$495,043 | \$90,000 | \$585,043 | \$585,043 |
| 2024 | \$0 | \$63,000 | \$63,000 | \$63,000 |
| 0 | \$0 | \$0 | \$0 | \$0 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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.

08-28-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.