

## LOCATION

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**Address:** [2413 HAWKWOOD CT](#)  
**City:** FORT WORTH  
**Georeference:** 40728-8-70  
**Subdivision:** SUNDANCE SPRINGS ADDITION  
**Neighborhood Code:** 4S350A

**Latitude:** 32.6340102695  
**Longitude:** -97.357075258  
**TAD Map:** 2042-348  
**MAPSCO:** TAR-104K



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** SUNDANCE SPRINGS  
ADDITION Block 8 Lot 70

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40707237

**Site Name:** SUNDANCE SPRINGS ADDITION-8-70

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,416

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

BAF ASSETS 2 LLC

**Primary Owner Address:**

5001 PLAZA ON THE LAKE SUITE 200  
AUSTIN, TX 78746

**Deed Date:** 10/14/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220267650](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
US SFE ASSET COMPANY 1 LLC	2/21/2016	<a href="#">D216069765</a>		
EPH 2 ASSETS LLC	2/20/2016	<a href="#">D214270808</a>		
EPH 2 ASSETS LLC	1/6/2015	<a href="#">D215003327</a>		
VILLAGES AT SUNDANCE LLC	7/25/2012	<a href="#">D212186947</a>	0000000	0000000
APEX HOMES OF TEXAS LP	9/13/2010	<a href="#">D210225247</a>	0000000	0000000
SUNDANCE SPRINGS LTD	1/1/2005	000000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$160,000	\$40,000	\$200,000	\$200,000
2023	\$161,930	\$40,000	\$201,930	\$201,930
2022	\$113,000	\$40,000	\$153,000	\$153,000
2021	\$98,995	\$40,000	\$138,995	\$138,995
2020	\$104,786	\$40,000	\$144,786	\$144,786

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

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.