

## LOCATION

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**Address:** [2409 HAWKWOOD CT](#)

**City:** FORT WORTH

**Georeference:** 40728-8-71

**Subdivision:** SUNDANCE SPRINGS ADDITION

**Neighborhood Code:** 4S350A

**Latitude:** 32.6340068863

**Longitude:** -97.356916309

**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 71

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40707245

**Site Name:** SUNDANCE SPRINGS ADDITION-8-71

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,039

**Percent Complete:** 100%

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

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

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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:**

NGUYEN PHUONG B  
PHAM NHAN

**Primary Owner Address:**

409 BLUE DAZE CT  
BURLESON, TX 76028

**Deed Date:** 4/3/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220080287](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DELARM JOSH;DELARM MARTA	10/23/2014	<a href="#">D214235551</a>		
SCOTT ANDREA L	8/8/2008	<a href="#">D208312346</a>	0000000	0000000
WEEKLEY HOMES LP	4/15/2005	<a href="#">D205115708</a>	0000000	0000000
SUNDANCE SPRINGS LTD	1/1/2005	00000000000000	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	\$239,033	\$40,000	\$279,033	\$279,033
2023	\$213,272	\$40,000	\$253,272	\$253,272
2022	\$176,448	\$40,000	\$216,448	\$216,448
2021	\$152,301	\$40,000	\$192,301	\$192,301
2020	\$134,465	\$40,000	\$174,465	\$168,782

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.