

## LOCATION

**Address:** [12279 OAK GROVE RD S](#)  
**City:** TARRANT COUNTY  
**Georeference:** A 930-40D01  
**Subdivision:** LITTLE, HIRAM SURVEY  
**Neighborhood Code:** 1A010F

**Latitude:** 32.5781971176  
**Longitude:** -97.2863966274  
**TAD Map:** 2060-328  
**MAPSCO:** TAR-120J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LITTLE, HIRAM SURVEY  
 Abstract 930 Tract 40D01 LESS HS

**Jurisdictions:**  
 TARRANT COUNTY (220)  
 EMERGENCY SVCS DIST #1 (222)  
 TARRANT COUNTY HOSPITAL (224)  
 TARRANT COUNTY COLLEGE (226)  
 BURLESON ISD (922)

**Site Number:** 800035993  
**Site Name:** LITTLE, HIRAM SURVEY Abstract 930 Tract 40D01 LESS HS  
**Site Class:** ResAg - Residential - Agricultural  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0

**State Code:** D1  
**Year Built:** 0  
**Personal Property Account:** N/A

**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 479,160  
**Land Acres<sup>\*</sup>:** 11.0000  
**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

**Current Owner:**  
 AAFR REALTY LLC  
**Primary Owner Address:**  
 2851 ENGLAND PKWY  
 GRAND PRAIRIE, TX 75054

**Deed Date:** 6/1/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220126184](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAREDEZ REBECCA	6/22/2017	<a href="#">D217142520</a>		
BURLESON ELECTRIC INC	5/6/2014	<a href="#">D214092393</a>	0000000	0000000
MENIKOS PATRICIA;MENIKOS TIMOTHY	6/15/2001	00149580000067	0014958	0000067

## VALUES

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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	\$0	\$567,500	\$567,500	\$1,001
2023	\$0	\$467,500	\$467,500	\$1,078
2022	\$0	\$224,583	\$224,583	\$1,056
2021	\$0	\$245,000	\$245,000	\$1,212
2020	\$0	\$245,000	\$245,000	\$1,308

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

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- AGRICULTURAL 1D1 23.51

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.