



**Address:** [1316 LANGSTON ST](#)  
**City:** FORT WORTH  
**Georeference:** 31260--2A  
**Subdivision:** OVER & SPRATLING RESUBDIVISION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7304209879  
**Longitude:** -97.2515856028  
**TAD Map:** 2072-384  
**MAPSCO:** TAR-079J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OVER & SPRATLING  
RESUBDIVISION Lot 2A

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**Site Number:** 02093650

**Site Name:** OVER & SPRATLING RESUBDIVISION-2A

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,136

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 6,500

**Land Acres** <sup>\*</sup>: 0.1492

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (0988)N

**Protest Deadline Date:** 5/24/2024

<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:**

PERALTA NOEL

**Primary Owner Address:**

PSC 851, BOX 320  
FPO, AE 09843

**Deed Date:** 5/27/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221173328](#)

| Previous Owners                     | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| WJH INVESTMENT COMPANIES INC        | 4/28/2020  | <a href="#">D220098555</a> |             |           |
| TARRANT PROPERTIES INC              | 4/27/2020  | <a href="#">D220098554</a> |             |           |
| HIXSON LISA D                       | 6/8/2017   | <a href="#">D217155107</a> |             |           |
| TORO HOMES LTD LLP                  | 11/11/2005 | <a href="#">D205353146</a> | 0000000     | 0000000   |
| HOMES YOU CAN AFFORD LP             | 10/21/2003 | <a href="#">D203403589</a> | 0000000     | 0000000   |
| FT WORTH CITY OF                    | 10/16/2001 | 00153070000429             | 0015307     | 0000429   |
| BRYANT AMANDA CHATTMA;BRYANT ROBERT | 4/21/1992  | 00000000000000             | 0000000     | 0000000   |
| BRYANT ELZENA                       | 12/31/1900 | 00020780000359             | 0002078     | 0000359   |

## 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 | \$170,500          | \$19,500    | \$190,000    | \$190,000                    |
| 2024 | \$189,507          | \$19,500    | \$209,007    | \$209,007                    |
| 2023 | \$201,477          | \$19,500    | \$220,977    | \$220,977                    |
| 2022 | \$167,144          | \$5,000     | \$172,144    | \$172,144                    |
| 2021 | \$158,232          | \$5,000     | \$163,232    | \$163,232                    |
| 2020 | \$0                | \$5,000     | \$5,000      | \$5,000                      |

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.