



Address: [713 LITTLE FOX LN](#)
City: FORT WORTH
Georeference: 46280-12-20
Subdivision: WESTPOINT ADDITION (FT WORTH)
Neighborhood Code: 2W300C

Latitude: 32.7490075788
Longitude: -97.4996286715
TAD Map: 2000-392
MAPSCO: TAR-072B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTPOINT ADDITION (FT WORTH) Block 12 Lot 20

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)

Site Number: 05417309

Site Name: WESTPOINT ADDITION (FT WORTH)-12-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,341

Percent Complete: 100%

Land Sqft^{*}: 7,765

Land Acres^{*}: 0.1782

Pool: N

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$247,138

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

PARK JAN E

Primary Owner Address:

713 LITTLE FOX LN
FORT WORTH, TX 76108-4057

Deed Date: 8/7/1998

Deed Volume: 0013364

Deed Page: 0000397

Instrument: 00133640000397

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOVEN JOHN P;LOVEN NANCY	7/30/1986	00086310000546	0008631	0000546
GEMCRAFT HOMES INC	3/11/1986	00084820000215	0008482	0000215
CONDOMINIUM BLDRS INC	1/10/1986	00084240002133	0008424	0002133
S & M ENTERPRISES	9/27/1985	00083220000862	0008322	0000862
WESTPOINT III JT VENTURE	1/1/1984	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 ⁺
2025	\$197,138	\$50,000	\$247,138	\$240,961
2024	\$197,138	\$50,000	\$247,138	\$219,055
2023	\$198,112	\$50,000	\$248,112	\$199,141
2022	\$162,953	\$35,000	\$197,953	\$181,037
2021	\$140,620	\$35,000	\$175,620	\$164,579
2020	\$133,366	\$35,000	\$168,366	\$149,617

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

- HOMESTEAD GENERAL 11.13(b)

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.