



Address: [1720 WILLOW VALE DR](#)
City: FORT WORTH
Georeference: 47149-3-28
Subdivision: WILLOW CREEK ADDN (FT WORTH)
Neighborhood Code: 4S360K

Latitude: 32.6316172919
Longitude: -97.3449429906
TAD Map: 2042-348
MAPSCO: TAR-104L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOW CREEK ADDN (FT WORTH) Block 3 Lot 28

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: 1985

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$205,000

Protest Deadline Date: 5/24/2024

Site Number: 05603315

Site Name: WILLOW CREEK ADDN (FT WORTH)-3-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,195

Percent Complete: 100%

Land Sqft^{*}: 6,984

Land Acres^{*}: 0.1603

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

RANGEL MICHAEL ANGEL

Primary Owner Address:

1720 WILLOW VALE DR
FORT WORTH, TX 76134-4818

Deed Date: 11/21/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207422456](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARRIOS LUIS	3/1/2006	D206063411	0000000	0000000
SECRETARY OF HUD	11/9/2005	D205374486	0000000	0000000
COUNTRYWIDE HOME LOANS INC	11/1/2005	D205338268	0000000	0000000
GOBEN KENNETH C;GOBEN TRISHA M	5/28/2002	00157130000318	0015713	0000318
RAY WILLIAM ELD JR	9/29/2000	00145490000140	0014549	0000140
DIETZ GARY L	5/31/1994	00116000000690	0011600	0000690
SECRETARY OF HUD	2/4/1994	00114570001635	0011457	0001635
SUNBELT NATL MTG CORP	12/7/1993	00113670000062	0011367	0000062
FISH TIMOTHY J	10/16/1990	00110610001292	0011061	0001292
FISH TIMOTHY;FISH TINA	3/28/1985	00081320002241	0008132	0002241
TEXAS INDEPENDENT HOMES INC	1/22/1985	00080660000892	0008066	0000892
HARRIS JAMES R	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	\$139,945	\$30,000	\$169,945	\$169,945
2024	\$175,000	\$30,000	\$205,000	\$161,756
2023	\$186,295	\$30,000	\$216,295	\$147,051
2022	\$143,592	\$30,000	\$173,592	\$133,683
2021	\$126,569	\$30,000	\$156,569	\$121,530
2020	\$116,348	\$30,000	\$146,348	\$110,482

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.