



Address: [13400 WILLOW SPRINGS RD](#)
City: TARRANT COUNTY
Georeference: A1136-4B08
Subdivision: M E P & P RR CO SURVEY
Neighborhood Code: 2Z300N

Latitude: 32.9722080755
Longitude: -97.397713486
TAD Map: 2030-472
MAPSCO: TAR-005T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: M E P & P RR CO SURVEY
Abstract 1136 Tract 4B08

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$645,166

Protest Deadline Date: 5/24/2024

Site Number: 06249515

Site Name: M E P & P RR CO SURVEY-4B08

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,243

Percent Complete: 100%

Land Sqft^{*}: 20,255

Land Acres^{*}: 0.4650

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WARD RICKY JAMES

Primary Owner Address:

13400 WILLOW SPRINGS RD
HASLET, TX 76052

Deed Date: 2/22/2016

Deed Volume:

Deed Page:

Instrument: [D216044050](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARD RICKY JAMES	2/8/2013	D213034056	0000000	0000000
PAYNE DONNA;PAYNE RONALD F II	9/26/2005	D205292982	0000000	0000000
EGGSPUEHLER KRIS J	2/20/1996	00122710000155	0012271	0000155
LINDSEY PATRICIA;LINDSEY RICHARD A	7/16/1993	00111540000602	0011154	0000602
CARPENTER;CARPENTER JAMES D JR	4/20/1988	00092540001292	0009254	0001292

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	\$344,203	\$55,800	\$400,003	\$400,003
2024	\$589,366	\$55,800	\$645,166	\$550,700
2023	\$587,122	\$41,850	\$628,972	\$500,636
2022	\$493,467	\$37,200	\$530,667	\$455,124
2021	\$376,549	\$37,200	\$413,749	\$413,749
2020	\$376,549	\$37,200	\$413,749	\$413,749

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.