



Address: [2804 MUSKRAT DR](#)
City: FORT WORTH
Georeference: 44715T-41-2
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9497107254
Longitude: -97.3000617411
TAD Map: 2060-464
MAPSCO: TAR-021D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGES OF WOODLAND
SPRINGS W Block 41 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

Site Number: 40245853

Site Name: VILLAGES OF WOODLAND SPRINGS W-41-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,742

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

Pool: N

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$413,000

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:

FISHBECK JASON RYAN

Primary Owner Address:

2804 MUSKRAT DR
KELLER, TX 76244

Deed Date: 4/1/2019

Deed Volume:

Deed Page:

Instrument: [D219084479](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FISHBECK JASON R;FISHBECK SAMANTHA J	9/16/2016	D216217320		
HESS DAUGHN;HESS MATTHEW	12/30/2005	D206007206	0000000	0000000
DR HORTON - TEXAS LTD	3/17/2005	D205196637	0000000	0000000
WOODHAVEN PARTNERS LTD	10/23/2003	D203420797	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2003	000000000000000	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	\$323,000	\$70,000	\$393,000	\$393,000
2024	\$343,000	\$70,000	\$413,000	\$386,031
2023	\$374,246	\$70,000	\$444,246	\$350,937
2022	\$328,275	\$50,000	\$378,275	\$319,034
2021	\$240,031	\$50,000	\$290,031	\$290,031
2020	\$229,024	\$50,000	\$279,024	\$279,024

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.