



Address: [13159 WILLOW RANCH WAY](#)
City: FORT WORTH
Georeference: 47157B-1-1
Subdivision: WILLOW SPRINGS RANCH
Neighborhood Code: 2Z300C

Latitude: 32.9685753432
Longitude: -97.397199848
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: WILLOW SPRINGS RANCH
Block 1 Lot 1

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40264262

Site Name: WILLOW SPRINGS RANCH-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,175

Percent Complete: 100%

Land Sqft^{*}: 47,916

Land Acres^{*}: 1.1000

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:

PENNER TODD MICHAEL

PENNER NATALIE JAN

Primary Owner Address:

13159 WILLOW RANCH WAY
FORT WORTH, TX 76052

Deed Date: 9/2/2022

Deed Volume:

Deed Page:

Instrument: [D222223860](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OFFERPAD SPE BORROWER A LLC	5/24/2022	D222135856		
FRAZIER MELISSA A;FRAZIER STEWART D	4/5/2019	D219071169		
SANCHEZ PATRICK A	6/19/2013	D213193215	0000000	0000000
BARNES ANGELA S;BARNES CURTIS R	11/12/2004	D204375465	0000000	0000000
BENT CREEK CUSTOM HOMES INC	11/11/2004	D204375464	0000000	0000000
WILLOW SPRINGS INVEST GROUP LP	1/1/2003	0000000000000000	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	\$501,000	\$124,000	\$625,000	\$625,000
2024	\$520,483	\$124,000	\$644,483	\$644,483
2023	\$551,000	\$94,000	\$645,000	\$645,000
2022	\$548,587	\$84,000	\$632,587	\$570,137
2021	\$440,644	\$84,000	\$524,644	\$518,306
2020	\$387,187	\$84,000	\$471,187	\$471,187

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.