



**Address:** [2813 WAKECREST DR](#)  
**City:** FORT WORTH  
**Georeference:** 42437L-1-9  
**Subdivision:** TRAIL RIDGE ESTATES-FT WORTH  
**Neighborhood Code:** 2W300M

**Latitude:** 32.733221534  
**Longitude:** -97.5104077463  
**TAD Map:** 1994-384  
**MAPSCO:** TAR-072J



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** TRAIL RIDGE ESTATES-FT WORTH Block 1 Lot 9

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A  
**Year Built:** 2004  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40367126  
**Site Name:** TRAIL RIDGE ESTATES-FT WORTH-1-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,459  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,469  
**Land Acres<sup>\*</sup>:** 0.1255  
**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:**  
PINCH JOHN  
**Primary Owner Address:**  
2813 WAKECREST DR  
FORT WORTH, TX 76108-6907

**Deed Date:** 12/13/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204395637](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	8/24/2004	<a href="#">D204272616</a>	0000000	0000000
FW-TRAIL RIDGE LTD	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 <sup>+</sup>
2025	\$212,554	\$50,000	\$262,554	\$262,554
2024	\$212,554	\$50,000	\$262,554	\$262,554
2023	\$211,216	\$50,000	\$261,216	\$240,679
2022	\$193,309	\$35,000	\$228,309	\$218,799
2021	\$177,599	\$35,000	\$212,599	\$198,908
2020	\$145,825	\$35,000	\$180,825	\$180,825

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.