

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40367126

Address: 2813 WAKECREST DR

City: FORT WORTH
Georeference: 42437L-1-9

Subdivision: TRAIL RIDGE ESTATES-FT WORTH

Neighborhood Code: 2W300M

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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

Latitude: 32.733221534

**TAD Map:** 1994-384 **MAPSCO:** TAR-072J

Longitude: -97.5104077463

Parcels: 1

Approximate Size+++: 1,459
Percent Complete: 100%

Land Sqft\*: 5,469 Land Acres\*: 0.1255

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

 Current Owner:
 Deed Date: 12/13/2004

 PINCH JOHN
 Deed Volume: 0000000

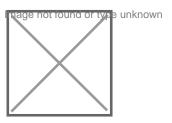
 Primary Owner Address:
 Deed Page: 0000000

 2813 WAKECREST DR
 Instrument: D204395637

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	8/24/2004	D204272616	0000000	0000000
FW-TRAIL RIDGE LTD	1/1/2003	00000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.