



**Address:** [1116 APRIL SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 42439G-3-12  
**Subdivision:** TRAILS OF WILLOW CREEK, THE  
**Neighborhood Code:** 4S360A

**Latitude:** 32.6302824316  
**Longitude:** -97.3353112017  
**TAD Map:** 2048-348  
**MAPSCO:** TAR-104M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRAILS OF WILLOW CREEK,  
THE Block 3 Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$310,344

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40472248

**Site Name:** TRAILS OF WILLOW CREEK, THE-3-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,417

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

PEREZ OSWALDO

PEREZ MARIE M

**Primary Owner Address:**

1116 APRIL SPRINGS DR  
FORT WORTH, TX 76134-8459

**Deed Date:** 7/8/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209190360](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEUTSCHEBANK NATL TRUST CO	12/2/2008	<a href="#">D208448674</a>	0000000	0000000
GREEN ANITA;GREEN ZACHARY	12/9/2005	<a href="#">D205371435</a>	0000000	0000000
WEEKLEY HOMES LP	1/4/2005	<a href="#">D205007745</a>	0000000	0000000
ARCADIA LAND PARTNERS 21 LTD	1/1/2004	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 <sup>+</sup>
2025	\$270,344	\$40,000	\$310,344	\$310,344
2024	\$270,344	\$40,000	\$310,344	\$293,328
2023	\$301,500	\$40,000	\$341,500	\$266,662
2022	\$232,508	\$40,000	\$272,508	\$242,420
2021	\$190,689	\$40,000	\$230,689	\$220,382
2020	\$167,111	\$40,000	\$207,111	\$200,347

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.