



**Address:** [1120 APRIL SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 42439G-3-13  
**Subdivision:** TRAILS OF WILLOW CREEK, THE  
**Neighborhood Code:** 4S360A

**Latitude:** 32.6302824283  
**Longitude:** -97.3354736565  
**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 13

**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:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$300,557

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

**Site Number:** 40472256

**Site Name:** TRAILS OF WILLOW CREEK, THE-3-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,202

**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:**

MORALES JESSICA

**Primary Owner Address:**

1120 APRIL SPRINGS DR  
FORT WORTH, TX 76134

**Deed Date:** 10/21/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224188705](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KURIOS ENTERPRISES LLC	3/4/2019	<a href="#">D219055573</a>		
US BANK NATIONAL ASSOC	8/7/2018	<a href="#">D218187722</a>		
ARCHIE ANDRE	4/28/2006	<a href="#">D206134698</a>	0000000	0000000
WEEKLEY HOMES LP	8/13/2004	<a href="#">D204270339</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	\$260,557	\$40,000	\$300,557	\$300,557
2024	\$260,557	\$40,000	\$300,557	\$300,557
2023	\$278,000	\$40,000	\$318,000	\$318,000
2022	\$217,486	\$40,000	\$257,486	\$257,486
2021	\$145,000	\$40,000	\$185,000	\$185,000
2020	\$145,000	\$40,000	\$185,000	\$185,000

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

There are no exemptions for this property

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.