

Tarrant Appraisal District

Property Information | PDF

Account Number: 41346963

Address: 1221 MESA CREST DR

City: FORT WORTH
Georeference: 47156-4-44

Subdivision: WILLOW RIDGE ESTATES

Neighborhood Code: 2N300Q

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

PROPERTY DATA

Legal Description: WILLOW RIDGE ESTATES

Block 4 Lot 44

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: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41346963

Latitude: 32.9372043283

TAD Map: 2030-460 **MAPSCO:** TAR-019L

Longitude: -97.3867115457

Site Name: WILLOW RIDGE ESTATES-4-44 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,701
Percent Complete: 100%

Land Sqft*: 7,492 Land Acres*: 0.1719

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner: Deed Date: 4/28/2016
PHAM KYLAM B
Deed Volume:

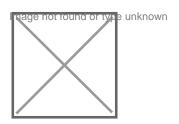
Primary Owner Address:
Deed Page:

1221 MESA CREST DR
HASLET, TX 76052-6124 Instrument: D216088846

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SORIANO BRITT;SORIANO MICHAEL A	7/10/2012	D212168663	0000000	0000000
HOLIDAY BUILDERS INC	10/1/2010	D210247283	0000000	0000000
SANDLIN WILLOW CREST LTD	1/1/2007	00000000000000	0000000	0000000

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^{*} 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$322,458	\$100,000	\$422,458	\$422,458
2024	\$322,458	\$100,000	\$422,458	\$422,458
2023	\$361,551	\$70,000	\$431,551	\$431,551
2022	\$298,436	\$70,000	\$368,436	\$368,436
2021	\$252,804	\$70,000	\$322,804	\$322,804
2020	\$230,347	\$70,000	\$300,347	\$300,347

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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