



Address: [1221 MESA CREST DR](#)
City: FORT WORTH
Georeference: 47156-4-44
Subdivision: WILLOW RIDGE ESTATES
Neighborhood Code: 2N300Q

Latitude: 32.9372043283
Longitude: -97.3867115457
TAD Map: 2030-460
MAPSCO: TAR-019L



Google Map or type unknown

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
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.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
PHAM KYLAM B
Primary Owner Address:
1221 MESA CREST DR
HASLET, TX 76052-6124

Deed Date: 4/28/2016
Deed Volume:
Deed Page:
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	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 ⁺
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.

+ 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.