



Address: [1301 MESA CREST DR](#)
City: FORT WORTH
Georeference: 47156-4-49
Subdivision: WILLOW RIDGE ESTATES
Neighborhood Code: 2N300Q

Latitude: 32.9372126153
Longitude: -97.3877007958
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 49

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: 41347021

Site Name: WILLOW RIDGE ESTATES-4-49

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,987

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BRUNING CLINTON W

BRUNING KACIA M

Primary Owner Address:

1301 MESA CREST DR

HASLET, TX 76052

Deed Date: 2/1/2019

Deed Volume:

Deed Page:

Instrument: [D219020394](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWNE STEPHANIE	10/26/2016	D217051577		
BROWNE MITCHELL;BROWNE STEPHANIE	10/25/2016	D216251711		
SCHOU MATTHEW N	10/30/2013	D215159142		
SCHOU MATTHEW;SCHOU MELANIE	11/26/2012	D212290283	0000000	0000000
BEAZER HOMES OF TEXAS LP	3/15/2012	D212069777	0000000	0000000
WILLOW RIDGE RES PTS LT HD CO	1/31/2011	D211031049	0000000	0000000
SANDLIN WILLOW CREST LTD	1/1/2007	0000000000000000	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	\$313,119	\$100,000	\$413,119	\$413,119
2024	\$313,119	\$100,000	\$413,119	\$413,119
2023	\$345,973	\$70,000	\$415,973	\$379,929
2022	\$275,390	\$70,000	\$345,390	\$345,390
2021	\$244,858	\$70,000	\$314,858	\$314,858
2020	\$226,076	\$70,000	\$296,076	\$296,076

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.