



Address: [1400 MESA FLATS DR](#)
City: FORT WORTH
Georeference: 47156-20-9
Subdivision: WILLOW RIDGE ESTATES
Neighborhood Code: 2N300Q

Latitude: 32.9385368314
Longitude: -97.3896816209
TAD Map: 2030-460
MAPSCO: TAR-019K



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 20 Lot 9

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 41348257
Site Name: WILLOW RIDGE ESTATES-20-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,269
Percent Complete: 100%
Land Sqft^{*}: 8,824
Land Acres^{*}: 0.2025
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:
ALEXANDER TROY
ALEXANDER TRICIA A
Primary Owner Address:
1400 MESA FLATS DR
HASLET, TX 76052-6157

Deed Date: 11/9/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212282050](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MIKE SANDLIN HOMES LTD	4/13/2010	D210088618	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	\$331,492	\$100,000	\$431,492	\$431,492
2024	\$331,492	\$100,000	\$431,492	\$431,492
2023	\$390,524	\$70,000	\$460,524	\$396,880
2022	\$355,398	\$70,000	\$425,398	\$360,800
2021	\$258,000	\$70,000	\$328,000	\$328,000
2020	\$258,000	\$70,000	\$328,000	\$328,000

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

- 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.