



**Address:** [1404 MESA FLATS DR](#)  
**City:** FORT WORTH  
**Georeference:** 47156-20-10  
**Subdivision:** WILLOW RIDGE ESTATES  
**Neighborhood Code:** 2N300Q

**Latitude:** 32.9385372635  
**Longitude:** -97.389884191  
**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 10

**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:** 2011

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 41348265

**Site Name:** WILLOW RIDGE ESTATES-20-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,398

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,373

**Land Acres<sup>\*</sup>:** 0.1922

**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:**

LANDRY JERAIL D

**Primary Owner Address:**

1404 MESA FLATS DR  
HASLET, TX 76052

**Deed Date:** 10/16/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220269275](#)

| Previous Owners                   | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| SPINKS JOHN;SPINKS WINONA         | 12/11/2018 | <a href="#">D218271167</a> |             |           |
| CROSS ERIN KELLI;CROSS M W DOBIAS | 6/16/2011  | <a href="#">D211147815</a> | 0000000     | 0000000   |
| HOLIDAY BUILDERS INC              | 1/25/2011  | <a href="#">D211022494</a> | 0000000     | 0000000   |
| SANDLIN WILLOW CREST LTD          | 1/1/2007   | 00000000000000             | 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 | \$253,188          | \$100,000   | \$353,188    | \$353,188                    |
| 2024 | \$253,188          | \$100,000   | \$353,188    | \$353,188                    |
| 2023 | \$331,044          | \$70,000    | \$401,044    | \$401,044                    |
| 2022 | \$274,487          | \$70,000    | \$344,487    | \$344,487                    |
| 2021 | \$233,606          | \$70,000    | \$303,606    | \$303,606                    |
| 2020 | \$213,506          | \$70,000    | \$283,506    | \$283,506                    |

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.