



**Address:** [1416 MESA CREST DR](#)  
**City:** FORT WORTH  
**Georeference:** 47156-21-13  
**Subdivision:** WILLOW RIDGE ESTATES  
**Neighborhood Code:** 2N300Q

**Latitude:** 32.9377451348  
**Longitude:** -97.3904802363  
**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 21 Lot 13

**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:** 2013

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41348486  
**Site Name:** WILLOW RIDGE ESTATES-21-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,580  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,122  
**Land Acres<sup>\*</sup>:** 0.1864  
**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:**

MUNOZ SERGIO

MUNOZ JANIE

**Primary Owner Address:**

301 PRIVATE ROAD 4426  
RHOME, TX 76078

**Deed Date:** 8/3/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217179521](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATIONAL TRANSFER SERV LLC	8/3/2017	<a href="#">D217179520</a>		
RYBARCZYK MARION W	8/28/2013	<a href="#">D213229713</a>	0000000	0000000
BEAZER HOMES OF TEXAS LP	3/15/2012	<a href="#">D212069777</a>	0000000	0000000
WILLOW RIDGE RES PTS LT HD CO	1/31/2011	<a href="#">D211031049</a>	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 <sup>+</sup>
2025	\$419,337	\$100,000	\$519,337	\$519,337
2024	\$419,337	\$100,000	\$519,337	\$519,337
2023	\$449,000	\$70,000	\$519,000	\$519,000
2022	\$375,223	\$70,000	\$445,223	\$445,223
2021	\$309,868	\$70,000	\$379,868	\$379,868
2020	\$300,444	\$70,000	\$370,444	\$370,444

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.