



Address: [1313 GHOST FLOWER DR](#)
City: FORT WORTH
Georeference: 32942E-10-11
Subdivision: PRESIDIO WEST
Neighborhood Code: 2Z201G

Latitude: 32.917733627
Longitude: -97.3388535866
TAD Map: 2048-452
MAPSCO: TAR-020V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: PRESIDIO WEST Block 10 Lot 11

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: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Notice Sent Date: 4/15/2025

Notice Value: \$489,440

Protest Deadline Date: 5/24/2024

Site Number: 41614402

Site Name: PRESIDIO WEST-10-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,069

Percent Complete: 100%

Land Sqft^{*}: 9,185

Land Acres^{*}: 0.2108

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:

TJAN HONGI CHANDRA
CHANG FEI-TING

Primary Owner Address:

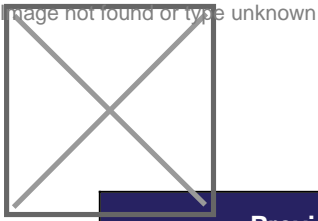
1313 GHOST FLOWER DR
FORT WORTH, TX 76177

Deed Date: 10/7/2014

Deed Volume:

Deed Page:

Instrument: [D214224272](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARREN FELISHA;WARREN THOMAS	6/17/2013	D213162194	0000000	0000000
FIRST TEXAS HOMES INC	1/1/2012	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	\$317,199	\$100,000	\$417,199	\$417,199
2024	\$389,440	\$100,000	\$489,440	\$452,540
2023	\$441,378	\$90,000	\$531,378	\$411,400
2022	\$304,000	\$70,000	\$374,000	\$374,000
2021	\$304,000	\$70,000	\$374,000	\$374,000
2020	\$304,000	\$70,000	\$374,000	\$374,000

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.