



**Address:** [1013 CREST BREEZE DR](#)  
**City:** FORT WORTH  
**Georeference:** 47156-16-23  
**Subdivision:** WILLOW RIDGE ESTATES  
**Neighborhood Code:** 2N300Q

**Latitude:** 32.9376308766  
**Longitude:** -97.3816382693  
**TAD Map:**  
**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 16 Lot 23 PER PLAT D214122817

**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:** 2015  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 8/16/2024

**Site Number:** 141727754  
**Site Name:** WILLOW RIDGE ESTATES Block 16 Lot 23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,108  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,536  
**Land Acres<sup>\*</sup>:** 0.2640  
**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:**  
SIHARAJ RATHSAMY B  
**Primary Owner Address:**  
1013 CREST BREEZE DR  
HASLET, TX 76052  
**Deed Date:** 9/25/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215219325](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES TEXAS LP	9/18/2014	<a href="#">D214122817</a>		
HIGHLAND HOMES LTD	9/17/2014	<a href="#">D214208533</a>		
BEAZER HOMES TEXAS LP	1/1/2014	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	\$375,938	\$100,000	\$475,938	\$475,938
2024	\$375,938	\$100,000	\$475,938	\$475,938
2023	\$420,532	\$70,000	\$490,532	\$458,271
2022	\$346,610	\$70,000	\$416,610	\$416,610
2021	\$293,192	\$70,000	\$363,192	\$363,192
2020	\$266,717	\$70,000	\$336,717	\$336,717

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.