



**Address:** [1309 BLUFF SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 39983-3-28  
**Subdivision:** SPRING RANCH ADDITION  
**Neighborhood Code:** 2Z300D

**Latitude:** 32.9633479441  
**Longitude:** -97.3886965309  
**TAD Map:** 2030-468  
**MAPSCO:** TAR-005Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SPRING RANCH ADDITION  
Block 3 Lot 28

**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:** 2014  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 7/12/2024

**Site Number:** 800003463  
**Site Name:** SPRING RANCH ADDITION Block 3 Lot 28  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,839  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 23,000  
**Land Acres<sup>\*</sup>:** 0.5280  
**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:**  
HERRERA IDA  
HERRERA ROBERT JR  
**Primary Owner Address:**  
1309 BLUFF SPRINGS DR  
HASLET, TX 76052  
**Deed Date:** 2/2/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223018839](#)

| Previous Owners                | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| ROWE JOHN P III;ROWE STEPHANIE | 2/2/2015  | <a href="#">D215024453</a> |             |           |
| BAILEE DEVELOPERS              | 9/12/2014 | <a href="#">D214207870</a> |             |           |



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 | \$499,000          | \$150,000   | \$649,000    | \$649,000                    |
| 2024 | \$499,000          | \$150,000   | \$649,000    | \$649,000                    |
| 2023 | \$514,000          | \$135,000   | \$649,000    | \$552,365                    |
| 2022 | \$505,993          | \$100,000   | \$605,993    | \$502,150                    |
| 2021 | \$418,752          | \$100,000   | \$518,752    | \$456,500                    |
| 2020 | \$315,000          | \$100,000   | \$415,000    | \$415,000                    |

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.