



**Address:** [13208 RIDINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 47157-2-23  
**Subdivision:** WILLOW SPRINGS ADDITION  
**Neighborhood Code:** 2Z300K

**Latitude:** 32.9707564723  
**Longitude:** -97.3966451376  
**TAD Map:** 2030-472  
**MAPSCO:** TAR-005T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WILLOW SPRINGS ADDITION  
Block 2 Lot 23

**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:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800058744

**Site Name:** WILLOW SPRINGS ADDITION Block 2 Lot 23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,893

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,143

**Land Acres<sup>\*</sup>:** 0.1640

**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:**

HICKS VIRGINLAN RUTH

**Primary Owner Address:**

13208 RIDINGS DR  
FORT WORTH, TX 76052

**Deed Date:** 4/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222118853](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STARLIGHT HOMES TEXAS LLC	10/29/2021	<a href="#">D221319437</a>		
HOME RENT 2 LLC	10/28/2021	<a href="#">D221319437</a>		
STARLIGHT HOMES TEXAS LLC	4/21/2021	<a href="#">D221111569</a>		
STARLIGHT HOMES TEXAS LLC	9/1/2020	<a href="#">D220218615</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	\$295,000	\$85,000	\$380,000	\$380,000
2024	\$315,000	\$85,000	\$400,000	\$400,000
2023	\$304,990	\$85,000	\$389,990	\$389,990
2022	\$55,113	\$80,000	\$135,113	\$135,113
2021	\$0	\$35,000	\$35,000	\$35,000
0	\$0	\$0	\$0	\$0

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.