



Address: [13228 RIDINGS DR](#)
City: FORT WORTH
Georeference: 47157-2-28
Subdivision: WILLOW SPRINGS ADDITION
Neighborhood Code: 2Z300K

Latitude: 32.9714728387
Longitude: -97.3966446544
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 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: 2021
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

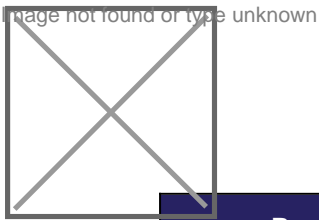
Site Number: 800058748
Site Name: WILLOW SPRINGS ADDITION Block 2 Lot 28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,182
Percent Complete: 100%
Land Sqft^{*}: 5,967
Land Acres^{*}: 0.1370
Pool: N

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
ZHANG DAN DALUN
Primary Owner Address:
2604 GOODRICH CT
COLLEGE STATION, TX 77845

Deed Date: 3/30/2022
Deed Volume:
Deed Page:
Instrument: [D222108722](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
STARLIGHT HOMES TEXAS LLC	10/29/2021	D221319437		
HOME RENT 2 LLC	10/28/2021	D221319437		
STARLIGHT HOMES TEXAS LLC	4/21/2021	D221111569		
STARLIGHT HOMES TEXAS LLC	9/1/2020	D220218615		

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	\$210,158	\$85,000	\$295,158	\$295,158
2024	\$262,000	\$85,000	\$347,000	\$347,000
2023	\$276,990	\$85,000	\$361,990	\$361,990
2022	\$60,066	\$80,000	\$140,066	\$140,066
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

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.