



Address: [13236 RIDINGS DR](#)
City: FORT WORTH
Georeference: 47157-2-30
Subdivision: WILLOW SPRINGS ADDITION
Neighborhood Code: 2Z300K

Latitude: 32.9717542243
Longitude: -97.3966433559
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 30

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: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 800058751

Site Name: WILLOW SPRINGS ADDITION Block 2 Lot 30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,866

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

VALDEZ HIGINIO

VALDEZ YESSANIA

Primary Owner Address:

5138 FANWOOD AVE
LAKEWOOD, CA 90713

Deed Date: 7/10/2023

Deed Volume:

Deed Page:

Instrument: [D223122546](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUGANZU ROGER NZIRIMO;RUGANZU SOLANGE MUGENI	3/21/2022	D222087762		
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	\$279,136	\$85,000	\$364,136	\$364,136
2024	\$279,136	\$85,000	\$364,136	\$364,136
2023	\$267,228	\$85,000	\$352,228	\$352,228
2022	\$75,683	\$80,000	\$155,683	\$155,683
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.