

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42704063

Latitude: 32.9716917331

**TAD Map:** 2030-472 MAPSCO: TAR-005T

Longitude: -97.3947547657

Address: 13316 PINE DUNES DR

City: FORT WORTH **Georeference:** 47157-4-13

Subdivision: WILLOW SPRINGS ADDITION

Neighborhood Code: 2Z300K

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

## **PROPERTY DATA**

Legal Description: WILLOW SPRINGS ADDITION

Block 4 Lot 13

Jurisdictions: Site Number: 800058796

CITY OF FORT WORTH (026) Site Name: WILLOW SPRINGS ADDITION Block 4 Lot 13 **TARRANT COUNTY (220)** 

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

Approximate Size+++: 1,622 NORTHWEST ISD (911) State Code: A Percent Complete: 100%

Year Built: 2021 **Land Sqft\***: 6,011 Personal Property Account: N/A Land Acres\*: 0.1380

Agent: CANTRELL MCCULLOCH INC (00751) Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner: Deed Date: 1/28/2022 HOME RENT 2 LLC Deed Volume:** 

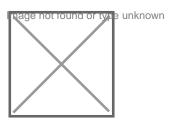
**Primary Owner Address: Deed Page:** 11 DUNPONT CIR NW SUITE 900

Instrument: D222026895 WASHINGTON, DC 20036

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	2/24/2021	D221053121		

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$217,427	\$85,000	\$302,427	\$302,427
2024	\$217,427	\$85,000	\$302,427	\$302,427
2023	\$198,269	\$85,000	\$283,269	\$283,269
2022	\$79,770	\$80,000	\$159,770	\$159,770
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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.