



Address: [13328 PINE DUNES DR](#)
City: FORT WORTH
Georeference: 47157-4-16
Subdivision: WILLOW SPRINGS ADDITION
Neighborhood Code: 2Z300K

Latitude: 32.9721036924
Longitude: -97.3947537312
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 4 Lot 16

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 PROPERTY TAX REDUCTIONS PROGRAM (224)

Notice Sent Date: 4/15/2025

Notice Value: \$388,122

Protest Deadline Date: 5/24/2024

Site Number: 800058787
Site Name: WILLOW SPRINGS ADDITION Block 4 Lot 16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,291
Percent Complete: 100%
Land Sqft^{*}: 5,967
Land Acres^{*}: 0.1370

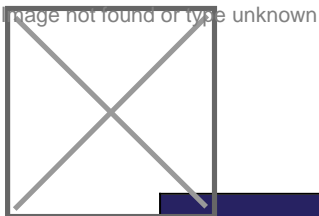
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
COON THU MINH
Primary Owner Address:
1205 TRUMPET DR
FORT WORTH, TX 76131

Deed Date: 8/13/2024
Deed Volume:
Deed Page:
Instrument: [D224145447](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOME RENT 2 LLC	1/21/2022	D222020626		
STARLIGHT HOMES TEXAS LLC	10/29/2021	D221319437		
HOME RENT 2 LLC	10/28/2021	D221319437		
STARLIGHT HOMES TEXAS LLC	2/24/2021	D221053121		

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	\$303,122	\$85,000	\$388,122	\$388,122
2024	\$303,122	\$85,000	\$388,122	\$357,419
2023	\$212,849	\$85,000	\$297,849	\$297,849
2022	\$122,318	\$80,000	\$202,318	\$202,318
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.