



**Address:** [1713 ESCONDIDO DR](#)  
**City:** FORT WORTH  
**Georeference:** 47157-5-12  
**Subdivision:** WILLOW SPRINGS ADDITION  
**Neighborhood Code:** 2Z300K

**Latitude:** 32.9727330726  
**Longitude:** -97.3956999131  
**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 5 Lot 12

**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:** ELLIOTT-WELLMAN (00642)

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

**Site Number:** 800058804

**Site Name:** WILLOW SPRINGS ADDITION Block 5 Lot 12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,636

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,967

**Land Acres<sup>\*</sup>:** 0.1370

**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:**

NAIR VIJI S

**Primary Owner Address:**

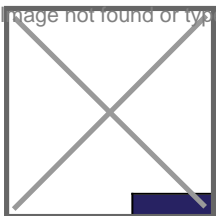
129 ACORN LN  
ALEDO, TX 76008

**Deed Date:** 1/31/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222031170](#)



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	7/30/2021	<a href="#">D221220465</a>		
ASHTON DALLAS RESIDENTIAL LLC	8/28/2020	<a href="#">D220218745</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	\$236,597	\$85,000	\$321,597	\$321,597
2024	\$236,597	\$85,000	\$321,597	\$321,597
2023	\$217,902	\$85,000	\$302,902	\$302,902
2022	\$104,825	\$80,000	\$184,825	\$184,825
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.