



**Address:** [13608 TRAIL BREAKER DR](#)  
**City:** FORT WORTH  
**Georeference:** 47157-13-1X-09  
**Subdivision:** WILLOW SPRINGS ADDITION  
**Neighborhood Code:** 220-Common Area

**Latitude:** 32.9773545114  
**Longitude:** -97.3882944141  
**TAD Map:** 2030-472  
**MAPSCO:** TAR-005Q



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 13 Lot 1X OPEN SPACE

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**Site Number:** 800063689  
**Site Name:** WILLOW SPRINGS ADDITION Block 13 Lot 1X OPEN SPACE  
**Site Class:** CmnArea - Residential - Common Area  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 1,210  
**Land Acres<sup>\*</sup>:** 0.0278

**State Code:** C1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024  
**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:**  
WILLOW SPRINGS RESIDENTIAL HOMEOWNERS ASSOCIATION INC

**Primary Owner Address:**  
5757 ALPHA RD SUITE 680  
DALLAS, TX 75240

**Deed Date:** 3/31/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225058689](#)

| Previous Owners               | Date     | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|----------|----------------------------|-------------|-----------|
| ASHTON DALLAS RESIDENTIAL LLC | 9/1/2022 | <a href="#">D222217762</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 | \$0                | \$1         | \$1          | \$1                          |
| 2024 | \$0                | \$1         | \$1          | \$1                          |
| 2023 | \$0                | \$1         | \$1          | \$1                          |
| 2022 | \$0                | \$1         | \$1          | \$1                          |
| 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.