+++ Rounded.

**Primary Owner Address:** 521 LOMA VISTA HEATH, TX 75032

**Current Owner:** 

**OWNER INFORMATION** 

**KRAMERICA MANAGEMENT LLC** 

08-03-2025

### Address: 1664 HOSSLER TR

**City:** FORT WORTH Georeference: 47157-8-10 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 8 Lot 10 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: 2023 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$362,120 Protest Deadline Date: 5/24/2024

Site Number: 800065312 Site Name: WILLOW SPRINGS ADDITION Block 8 Lot 10 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,828 Percent Complete: 100% Land Sqft\*: 5,750 Land Acres<sup>\*</sup>: 0.1320 Pool: N

Latitude: 32.9755143041 Longitude: -97.3953768141 **TAD Map:** 2030-472 MAPSCO: TAR-005P

**Tarrant Appraisal District** Property Information | PDF Account Number: 42781726

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LOCATION



Deed Date: 6/7/2024 **Deed Volume: Deed Page:** Instrument: D224102478

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

 Previous Owners
 Date
 Instrument
 Deed Volume
 Deed Page

 RUNGE MATTHEW
 8/25/2023
 D2223160197
 Instrument
 Instrument

 STARLIGHT HOMES TEXAS LLC
 8/31/2022
 D222217761
 Instrument
 Instrument

## 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$277,120	\$85,000	\$362,120	\$362,120
2024	\$277,120	\$85,000	\$362,120	\$362,120
2023	\$0	\$59,500	\$59,500	\$59,500
2022	\$0	\$56,000	\$56,000	\$56,000
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.