

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42781858

Address: 13537 BRISKY WAY

City: FORT WORTH **Georeference:** 47157-8-22

Subdivision: WILLOW SPRINGS ADDITION

Neighborhood Code: 2Z300K

Googlet Mapd or type unknown

PROPERTY DATA

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

Block 8 Lot 22

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: \$387,701** 

Protest Deadline Date: 5/24/2024

Latitude: 32.9770172164

Longitude: -97.3964449438

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



Legal Description: WILLOW SPRINGS ADDITION

Site Number: 800065316

Site Name: WILLOW SPRINGS ADDITION Block 8 Lot 22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,246 Percent Complete: 100%

**Land Sqft\***: 16,335 Land Acres\*: 0.3750

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

MODGLIN CHRISTINA PAIGE

MODGLIN MATTHEW **Primary Owner Address:** 

13537 BRISKY WAY HASLET, TX 76052-3145 **Deed Date: 8/30/2023** 

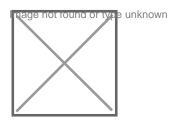
**Deed Volume: Deed Page:** 

**Instrument:** D223162101

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHTON DALLAS RESIDENTIAL LLC	3/1/2022	D222055738		

07-25-2025 Page 1

<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	\$275,000	\$85,000	\$360,000	\$360,000
2024	\$302,701	\$85,000	\$387,701	\$368,151
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.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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.

07-25-2025 Page 2

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