

Property Information | PDF

Account Number: 42781858

Address: 13537 BRISKY WAY

City: FORT WORTH
Georeference: 47157-8-22

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 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

Site Number: 800065316

Site Name: WILLOW SPRINGS ADDITION Block 8 Lot 22

Latitude: 32.9770172164

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

Longitude: -97.3964449438

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

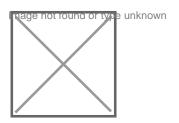
Deed Volume: Deed Page:

Instrument: D223162101

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

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^{*} 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. <u>Tarrant County Tax Office Account Information</u>.

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.

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