



Address: [13537 BRISKY WAY](#)
City: FORT WORTH
Georeference: 47157-8-22
Subdivision: WILLOW SPRINGS ADDITION
Neighborhood Code: 2Z300K

Latitude: 32.9770172164
Longitude: -97.3964449438
TAD Map: 2030-472
MAPSCO: TAR-005P



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 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
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.

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

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		



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.

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

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.