



**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<sup>+++</sup>:** 2,246  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 16,335  
**Land Acres<sup>\*</sup>:** 0.3750  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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	<a href="#">D222055738</a>		



## VALUES

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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	\$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

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- 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.