



**Address:** [13528 BRISKY WAY](#)  
**City:** FORT WORTH  
**Georeference:** 47157-8-26  
**Subdivision:** WILLOW SPRINGS ADDITION  
**Neighborhood Code:** 2Z300K

**Latitude:** 32.976501522  
**Longitude:** -97.3958220407  
**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 26

**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  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800065338  
**Site Name:** WILLOW SPRINGS ADDITION Block 8 Lot 26  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,158  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,066  
**Land Acres<sup>\*</sup>:** 0.2770  
**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:**  
ARAYATA STEPHANIE LYNN  
ARAYATA ARISTOTLE VALENZUELA  
**Primary Owner Address:**  
13528 BRISKY WAY  
FORT WORTH, TX 76052

**Deed Date:** 10/23/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223195484](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHTON DALLAS RESIDENTIAL LLC	3/1/2022	<a href="#">D222055738</a>		

**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 <sup>+</sup>
2025	\$387,189	\$85,000	\$472,189	\$472,189
2024	\$387,189	\$85,000	\$472,189	\$472,189
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.