

## LOCATION

**Address:** [13410 WILLOW SPRINGS RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A1136-4B06  
**Subdivision:** M E P & P RR CO SURVEY  
**Neighborhood Code:** 2Z300N

**Latitude:** 32.9725788341  
**Longitude:** -97.3977093231  
**TAD Map:** 2030-472  
**MAPSCO:** TAR-005T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** M E P & P RR CO SURVEY  
 Abstract 1136 Tract 4B06

**Jurisdictions:**

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05959942  
**Site Name:** M E P & P RR CO SURVEY-4B06  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,412  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 20,255  
**Land Acres<sup>\*</sup>:** 0.4650  
**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:**

VINCENT COLEENE

**Primary Owner Address:**

13410 WILLOW SPRINGS RD  
 HASLET, TX 76052-2821

**Deed Date:** 10/22/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223132323](#)

| Previous Owners                 | Date      | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------------------|-------------|-----------|
| VINCENT CHARELS;VINCENT COLEENE | 9/2/2003  | <a href="#">D203341549</a> | 0017190     | 0000269   |
| EGGSPEUHLER KRIS                | 1/30/1996 | 00122510000428             | 0012251     | 0000428   |
| HOBEL WILLIAM J ETAL            | 7/17/1985 | 00082530000861             | 0008253     | 0000861   |

## 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 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$687,632          | \$55,800    | \$743,432    | \$608,842                    |
| 2023 | \$598,358          | \$41,850    | \$640,208    | \$553,493                    |
| 2022 | \$589,054          | \$37,200    | \$626,254    | \$503,175                    |
| 2021 | \$472,870          | \$37,200    | \$510,070    | \$457,432                    |
| 2020 | \$455,621          | \$37,200    | \$492,821    | \$415,847                    |

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.