

## LOCATION

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**Address:** [13400 WILLOW SPRINGS RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A1136-4B08  
**Subdivision:** M E P & P RR CO SURVEY  
**Neighborhood Code:** 2Z300N

**Latitude:** 32.9722080755  
**Longitude:** -97.397713486  
**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

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**Legal Description:** M E P & P RR CO SURVEY  
Abstract 1136 Tract 4B08

**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:** 1997

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 06249515

**Site Name:** M E P & P RR CO SURVEY-4B08

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,243

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,255

**Land Acres<sup>\*</sup>:** 0.4650

**Pool:** Y

<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

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**Current Owner:**

WARD RICKY JAMES

**Primary Owner Address:**

13400 WILLOW SPRINGS RD  
HASLET, TX 76052

**Deed Date:** 2/22/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216044050](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARD RICKY JAMES	2/8/2013	<a href="#">D213034056</a>	0000000	0000000
PAYNE DONNA;PAYNE RONALD F II	9/26/2005	<a href="#">D205292982</a>	0000000	0000000
EGGSPUEHLER KRIS J	2/20/1996	00122710000155	0012271	0000155
LINDSEY PATRICIA;LINDSEY RICHARD A	7/16/1993	00111540000602	0011154	0000602
CARPENTER;CARPENTER JAMES D JR	4/20/1988	00092540001292	0009254	0001292

## 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	\$0	\$0	\$0	\$0
2024	\$589,366	\$55,800	\$645,166	\$600,763
2023	\$587,122	\$41,850	\$628,972	\$500,636
2022	\$493,467	\$37,200	\$530,667	\$455,124
2021	\$376,549	\$37,200	\$413,749	\$413,749
2020	\$376,549	\$37,200	\$413,749	\$413,749

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.