

# Tarrant Appraisal District Property Information | PDF Account Number: 41327446

# Address: 1300 TWISTING STAR DR

City: FORT WORTH Georeference: 47156-6-13 Subdivision: WILLOW RIDGE ESTATES Neighborhood Code: 2N300G Latitude: 32.9338771264 Longitude: -97.3867633562 TAD Map: 2030-460 MAPSCO: TAR-019L





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

### PROPERTY DATA

### Legal Description: WILLOW RIDGE ESTATES Block 6 Lot 13

#### Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) NORTHWEST ISD (911)

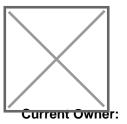
### State Code: A

Year Built: 2011 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 41327446 Site Name: WILLOW RIDGE ESTATES-6-13 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size\*\*\*: 2,734 Percent Complete: 100% Land Sqft\*: 24,742 Land Acres\*: 0.5679 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



JABLONSKY RODNEY G JABLONSKY KRIST

Primary Owner Address: 1300 TWISTING STAR DR HASLET, TX 76052-6139 Deed Date: 10/28/2011 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D211264215

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEARSTONE PROPERTIES	2/24/2011	D211052012	000000	0000000
PROSPERITY BANK	9/8/2010	D210228276	000000	0000000
HCH VENTURES LP	9/18/2007	D207352531	000000	0000000
BD DEVELOPMENT LP	1/1/2007	000000000000000000000000000000000000000	000000	0000000

## 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$464,444	\$111,862	\$576,306	\$492,470
2023	\$453,976	\$85,000	\$538,976	\$447,700
2022	\$418,051	\$85,000	\$503,051	\$407,000
2021	\$285,000	\$85,000	\$370,000	\$370,000
2020	\$285,000	\$85,000	\$370,000	\$370,000

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.