



Address: [13304 RIDINGS DR](#)
City: FORT WORTH
Georeference: 47157-1-37
Subdivision: WILLOW SPRINGS ADDITION
Neighborhood Code: 2Z300K

Latitude: 32.9721876393
Longitude: -97.3966443216
TAD Map: 2030-472
MAPSCO: TAR-005T



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

PROPERTY DATA

Legal Description: WILLOW SPRINGS ADDITION
Block 1 Lot 37

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: 2021

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 800058675

Site Name: WILLOW SPRINGS ADDITION Block 1 Lot 37

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,599

Percent Complete: 100%

Land Sqft^{*}: 5,967

Land Acres^{*}: 0.1370

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

LOU FANGFEI

Primary Owner Address:

123 LARRABEE WAY
ROYERSFORD, PA 19468

Deed Date: 3/22/2022

Deed Volume:

Deed Page:

Instrument: [D222087861](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STARLIGHT HOMES TEXAS LLC	4/21/2021	D221111569		
ASHTON DALLAS RESIDENTIAL LLC	11/25/2020	D220315549		

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*
2025	\$0	\$0	\$0	\$0
2024	\$215,706	\$85,000	\$300,706	\$300,706
2023	\$201,000	\$85,000	\$286,000	\$286,000
2022	\$60,287	\$80,000	\$140,287	\$140,287
2021	\$0	\$35,000	\$35,000	\$35,000
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.