

Property Information | PDF Account Number: 42703105

LOCATION

Address: 13305 RIDINGS DR

City: FORT WORTH
Georeference: 47157-1-53

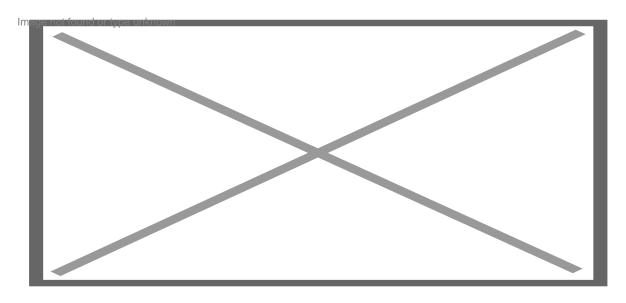
**Subdivision: WILLOW SPRINGS ADDITION** 

Neighborhood Code: 2Z300K

**Latitude:** 32.9722195384 **Longitude:** -97.3971998474

**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 53

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: None

Protest Deadline Date: 5/15/2025

**Site Number:** 800058694

Site Name: WILLOW SPRINGS ADDITION Block 1 Lot 53

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,075
Percent Complete: 100%

**Land Sqft\***: 11,979 **Land Acres\***: 0.2750

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

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



SCHREPPLE ALEXIS TRECHA RANDAL MICHAEL

**Primary Owner Address:** 

13305 RIDINGS DR HASLET, TX 76052

Deed Date: 3/30/2022

**Deed Volume: Deed Page:** 

Instrument: D222108604

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHTON DALLAS RESIDENTIAL LLC	2/11/2022	D222038903		
STARLIGHT HOMES TEXAS LLC	9/1/2020	D220218615		

## **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	\$298,933	\$85,000	\$383,933	\$383,933
2023	\$328,449	\$85,000	\$413,449	\$413,449
2022	\$176,494	\$80,000	\$256,494	\$256,494
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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.