

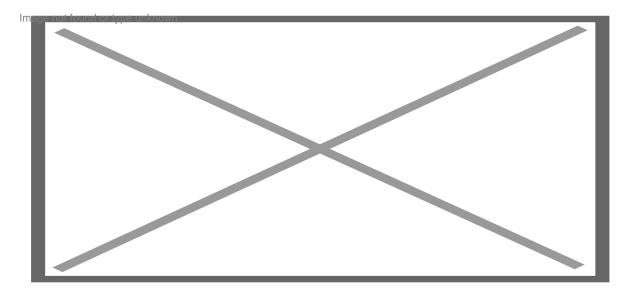
# Tarrant Appraisal District Property Information | PDF Account Number: 42703407

Address: <u>1649 SHADOW HAWK DR</u> City: FORT WORTH Georeference: 47157-1-59X-09 Subdivision: WILLOW SPRINGS ADDITION

Neighborhood Code: 220-Common Area

Latitude: 32.9715868357 Longitude: -97.3973664386 TAD Map: 2030-472 MAPSCO: TAR-005T





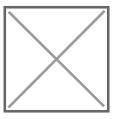
This map, content, and location of property is provided by Google Services.

### PROPERTY DATA

#### Legal Description: WILLOW SPRINGS ADDITION Block 1 Lot 59X OPEN SPACE Jurisdictions: Site Number: 800058720 CITY OF FORT WORTH (026) Site Name: WILLOW SPRINGS ADDITION Block 1 Lot 59X OPEN SPACE **TARRANT COUNTY (220)** TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE 229 S: 1 Approximate Size+++: 0 NORTHWEST ISD (911) State Code: C1 Percent Complete: 0% Year Built: 0 Land Sqft\*: 39,073 Personal Property Account: N/Aand Acres\*: 0.8970 Agent: D ALAN BOWLBY & ASSOCIATES INC (00186) **Protest Deadline Date:** 5/15/2025

+++ Rounded.

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



## **OWNER INFORMATION**

### Current Owner:

ASHTON DALLAS RESIDENTIAL LLC

Primary Owner Address:

1800 VALLEY VIEW LN SUITE 100 FARMERS BRANCH, TX 75234 Deed Date: 9/1/2022 Deed Volume: Deed Page: Instrument: D222217762

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STARLIGHT HOMES TEXAS LLC	10/29/2021	D221156370-1		
HOME RENT 2 LLC	10/28/2021	D221319437		
STARLIGHT HOMES TEXAS LLC	5/26/2021	<u>D221156370</u>		

### 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	\$0	\$1	\$1	\$1
2023	\$0	\$1	\$1	\$1
2022	\$0	\$1	\$1	\$1
2021	\$0	\$1	\$1	\$1
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.