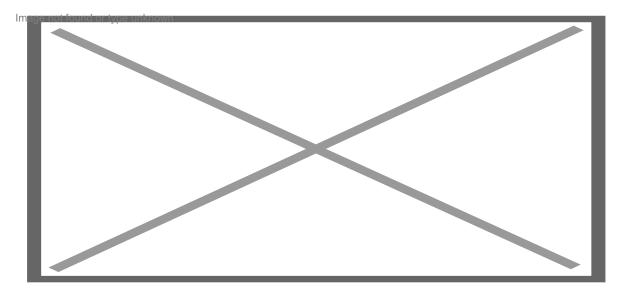


# Tarrant Appraisal District Property Information | PDF Account Number: 42782277

## Address: 1604 HOSSLER TR

City: FORT WORTH Georeference: 47157-10-16 Subdivision: WILLOW SPRINGS ADDITION Neighborhood Code: 2Z300K Latitude: 32.9755142063 Longitude: -97.3928491872 TAD Map: 2030-472 MAPSCO: TAR-005P





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

## PROPERTY DATA

### Legal Description: WILLOW SPRINGS ADDITION Block 10 Lot 16

### 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: 2023 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 800065186 Site Name: WILLOW SPRINGS ADDITION Block 10 Lot 16 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size\*\*\*\*: 1,825 Percent Complete: 100% Land Sqft\*: 5,793 Land Acres\*: 0.1330 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



Tarrant Appraisal District Property Information | PDF

MARTINEZ OMAR RUIZ DYANNE

Primary Owner Address: 1604 HOSSLER TRL FORT WORTH, TX 76052 Deed Date: 6/14/2023 Deed Volume: Deed Page: Instrument: D223113133

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STARLIGHT HOMES TEXAS LLC	3/2/2022	D222055666		

## 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	\$276,881	\$85,000	\$361,881	\$361,881
2023	\$0	\$59,500	\$59,500	\$59,500
2022	\$0	\$56,000	\$56,000	\$56,000
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**

### • 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.