



## LOCATION

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**Address:** [2016 BEAR SPRINGS DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 18138H-1-17  
**Subdivision:** HIGHLANDS AT WILLOW SPRINGS  
**Neighborhood Code:** 2Z300F

**Latitude:** 32.9773984972  
**Longitude:** -97.4048425622  
**TAD Map:** 2024-476  
**MAPSCO:** TAR-005N



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** HIGHLANDS AT WILLOW SPRINGS Block 1 Lot 17

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07514255

**Site Name:** HIGHLANDS AT WILLOW SPRINGS-1-17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,326

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 47,916

**Land Acres<sup>\*</sup>:** 1.1000

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

COOK TONY

COOK CLAUDETTE

**Primary Owner Address:**

2016 BEAR SPRINGS DR  
HASLET, TX 76052-2848

**Deed Date:** 6/17/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216132605](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MIRELES DANIEL;MIRELES JANICE N	6/3/2005	<a href="#">D205160608</a>	0000000	0000000
CARTER ELISE M;CARTER GORDON R	5/18/2000	00143570000129	0014357	0000129
WILLOW SPRINGS JV LLC	1/1/1999	000000000000000	0000000	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$455,554	\$124,000	\$579,554	\$570,134
2023	\$480,183	\$94,000	\$574,183	\$518,304
2022	\$445,171	\$84,000	\$529,171	\$471,185
2021	\$354,143	\$84,000	\$438,143	\$428,350
2020	\$305,409	\$84,000	\$389,409	\$389,409

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.