



LOCATION

Address: [13141 WILLOW RANCH WAY](#)
City: FORT WORTH
Georeference: 47157B-1-3
Subdivision: WILLOW SPRINGS RANCH
Neighborhood Code: 2Z300C

Latitude: 32.967819886
Longitude: -97.3971478291
TAD Map: 2030-472
MAPSCO: TAR-005T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOW SPRINGS RANCH
Block 1 Lot 3

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: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40264289

Site Name: WILLOW SPRINGS RANCH-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,987

Percent Complete: 100%

Land Sqft^{*}: 43,560

Land Acres^{*}: 1.0000

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:

RUTEN STEPHEN C

RUTEN ELLA

Primary Owner Address:

13141 WILLOW RANCH WAY
HASLET, TX 76052-6228

Deed Date: 10/29/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204376021](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J STALEY CUSTOM CONSTR INC	8/20/2003	D203319872	0017123	0000252
WILLOW SPRINGS INVEST GROUP LP	1/1/2003	00000000000000	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$513,519	\$120,000	\$633,519	\$633,519
2023	\$564,957	\$90,000	\$654,957	\$622,997
2022	\$540,295	\$80,000	\$620,295	\$566,361
2021	\$438,449	\$80,000	\$518,449	\$514,874
2020	\$388,067	\$80,000	\$468,067	\$468,067

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)
- DISABLED VET 70 to 99 PCT 11.22

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.