



LOCATION

Address: [13109 WILLOW RANCH WAY](#)
City: FORT WORTH
Georeference: 47157B-1-7
Subdivision: WILLOW SPRINGS RANCH
Neighborhood Code: 2Z300C

Latitude: 32.9663603422
Longitude: -97.3971880913
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 7

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: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40264327

Site Name: WILLOW SPRINGS RANCH-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,225

Percent Complete: 100%

Land Sqft^{*}: 43,560

Land Acres^{*}: 1.0000

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KOREN LISA J
KOREN KEVIN M

Primary Owner Address:

13109 WILLOW RANCH WAY
FORT WORTH, TX 76052

Deed Date: 7/12/2016

Deed Volume:

Deed Page:

Instrument: [D216156945](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEICHERT WORKFORCE MOBILITY INC	7/12/2016	D216156944		
WILLARD PHYLLIS M	3/12/2009	D209072303	0000000	0000000
STALEY JASON;STALEY JULIE	8/29/2005	D205261292	0000000	0000000
J STALEY CUSTOM CONSTRUCTION	3/8/2005	D205070271	0000000	0000000
DR MOSS QUALITY CUSTOM HOMES	8/27/2004	D204275141	0000000	0000000
WILLOW SPRINGS INVEST GROUP LP	1/1/2003	0000000000000000	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	\$605,773	\$120,000	\$725,773	\$725,773
2023	\$661,047	\$90,000	\$751,047	\$710,841
2022	\$619,629	\$80,000	\$699,629	\$646,219
2021	\$510,360	\$80,000	\$590,360	\$587,472
2020	\$431,338	\$80,000	\$511,338	\$511,338

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 100 PCT 11.131
- 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.