



LOCATION

Address: [13109 WILLOW CROSSING DR](#)
City: FORT WORTH
Georeference: 47157B-1-15
Subdivision: WILLOW SPRINGS RANCH
Neighborhood Code: 2Z300C

Latitude: 32.9664741928
Longitude: -97.3989242005
TAD Map: 2030-472
MAPSCO: TAR-005S



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 15

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40264416

Site Name: WILLOW SPRINGS RANCH-1-15

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

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:

GACHUGI JAMAINE MUCHAI

Primary Owner Address:

2231 DERUSSY HILLS
SAN ANTONIO, TX 78253

Deed Date: 10/12/2022

Deed Volume:

Deed Page:

Instrument: [D222251993](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOLMES LISA M;HOLMES STEVEN C	5/13/2016	D216104954		
D R MOSS MANAGEMENT	1/1/2003	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$0	\$120,000	\$120,000	\$108,000
2023	\$0	\$90,000	\$90,000	\$90,000
2022	\$0	\$80,000	\$80,000	\$80,000
2021	\$0	\$80,000	\$80,000	\$80,000
2020	\$0	\$80,000	\$80,000	\$80,000

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.