

## LOCATION

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**Address:** [12817 MOSS DR](#)

**City:** FORT WORTH

**Georeference:** 47157B-6-4

**Subdivision:** WILLOW SPRINGS RANCH

**Neighborhood Code:** 2Z300C

**Latitude:** 32.9609996082

**Longitude:** -97.3987473232

**TAD Map:** 2030-468

**MAPSCO:** TAR-005W



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:** WILLOW SPRINGS RANCH

Block 6 Lot 4

**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:** 40265439

**Site Name:** WILLOW SPRINGS RANCH-6-4

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 43,560

**Land Acres<sup>\*</sup>:** 1.0000

**Pool:** N

<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:**

TATUM AMANDA

TATUM JOSHUA

**Primary Owner Address:**

1313 MESA CREST DR

HASLET, TX 76052

**Deed Date:** 9/18/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220240886](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGAR JAMES HAROLD;MCGAR JANA RENEE	10/21/2016	<a href="#">D216262479</a>		
D R MOSS MANAGEMENT	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$0	\$30,000	\$30,000	\$27,000
2023	\$0	\$22,500	\$22,500	\$22,500
2022	\$0	\$20,000	\$20,000	\$20,000
2021	\$0	\$20,000	\$20,000	\$20,000
2020	\$0	\$2,000	\$2,000	\$2,000

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.