

LOCATION

Address: [1313 COG HILL DR](#)
City: FORT WORTH
Georeference: 37-4-21
Subdivision: ACADEMY AT WATERCHASE ADD, THE
Neighborhood Code: 1B200E

Latitude: 32.7624311966
Longitude: -97.1545686619
TAD Map: 2102-396
MAPSCO: TAR-067Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ACADEMY AT WATERCHASE
 ADD, THE Block 4 Lot 21 50% UNDIVIDED
 INTEREST

Jurisdictions:

CITY OF FORT WORTH (026)
 TARRANT COUNTY (220)
 TARRANT REGIONAL WATER DISTRICT (223)
 TARRANT COUNTY HOSPITAL (224)
 TARRANT COUNTY COLLEGE (225)
 FORT WORTH ISD (005)

Site Number: 40898660
Site Name: ACADEMY AT WATERCHASE ADD, THE 4 21 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size **+++**: 1,780

State Code: A **Percent Complete:** 100%

Year Built: 2006 **Land Sqft** *****: 4,000

Personal Property Accounts *****: 0.0918

Agent: None **Pool:** N

Protest Deadline

Date: 5/15/2025

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
 AYALA LUGARDA
Primary Owner Address:
 6311 PETIRROJO RD NW
 ALBUQUERQUE, NM 87120

Deed Date: 8/10/2016
Deed Volume:
Deed Page:
Instrument: [D216181185](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AYALA LUGARDA;AYALA MARCUS	8/9/2016	D216181185		
WEEKS JANE	5/23/2011	00000000000000	0000000	0000000
PYLE JANE	10/25/2006	D206339633	0000000	0000000
GOODMAN FAMILY BUILDERS LP	5/26/2006	D206166755	0000000	0000000
WATERCHASE LOT VENTURE JV	11/3/2005	D205340569	0000000	0000000
VINCENZO CORPORATION	1/1/2005	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	\$138,728	\$30,000	\$168,728	\$168,728
2023	\$138,017	\$30,000	\$168,017	\$168,017
2022	\$121,520	\$25,000	\$146,520	\$140,969
2021	\$104,861	\$25,000	\$129,861	\$128,154
2020	\$91,504	\$25,000	\$116,504	\$116,504

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.