



**Address:** [5464 PECAN CREEK CIR](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-24-7  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 3K600T

**Latitude:** 32.9438588747  
**Longitude:** -97.2637479161  
**TAD Map:** 2072-464  
**MAPSCO:** TAR-022H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VILLAGES OF WOODLAND SPRINGS Block 24 Lot 7

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$339,538

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07638078

**Site Name:** VILLAGES OF WOODLAND SPRINGS-24-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,435

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,220

**Land Acres<sup>\*</sup>:** 0.1427

**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

**Current Owner:**

MANGAH JACOB J  
MANGAH ROANNA VANIA

**Primary Owner Address:**

5464 PECAN CREEK CIR  
KELLER, TX 76244

**Deed Date:** 12/1/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217278219](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'CONNOR LORIE;O'CONNOR ROBERT	6/23/2011	<a href="#">D211149855</a>	0000000	0000000
DERRINGTON DANIEL J;DERRINGTON JULIE	7/30/2003	<a href="#">D203280072</a>	0017011	0000222
BRITTAN J TIMOTHY;BRITTAN K	6/28/2001	00149860000006	0014986	0000006
CONTINENTAL HOMES OF TEXAS LP	1/10/2001	00152000000469	0015200	0000469
KELLER PROPERTY JV	1/1/2000	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	\$274,538	\$65,000	\$339,538	\$337,724
2024	\$274,538	\$65,000	\$339,538	\$307,022
2023	\$311,189	\$65,000	\$376,189	\$279,111
2022	\$258,000	\$50,000	\$308,000	\$253,737
2021	\$180,670	\$50,000	\$230,670	\$230,670
2020	\$180,670	\$50,000	\$230,670	\$230,670

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)

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.