



**Address:** [5460 PECAN CREEK CIR](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-24-8  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 3K600T

**Latitude:** 32.9437110218  
**Longitude:** -97.2637407677  
**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 8

**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:** 2002

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00672F)

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

**Site Number:** 07638086

**Site Name:** VILLAGES OF WOODLAND SPRINGS-24-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,250

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,838

**Land Acres<sup>\*</sup>:** 0.1110

**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:**

NR SN TEXAS A LLC

**Primary Owner Address:**

8390 E VIA DE VENTURA F 110 # 303  
SCOTTSDALE, AZ 85258

**Deed Date:** 10/1/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221288415](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALDWORTH CAROLYN;ALDWORTH CLIVE	7/31/2006	<a href="#">D206244482</a>	0000000	0000000
WARREN JENNIFER;WARREN MATTHEW	1/17/2003	00163300000319	0016330	0000319
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	\$321,417	\$65,000	\$386,417	\$386,417
2024	\$321,417	\$65,000	\$386,417	\$386,417
2023	\$341,755	\$65,000	\$406,755	\$406,755
2022	\$271,355	\$50,000	\$321,355	\$321,355
2021	\$204,713	\$50,000	\$254,713	\$254,713
2020	\$205,685	\$50,000	\$255,685	\$255,685

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.