



Address: [11733 FICUS DR](#)
City: FORT WORTH
Georeference: 44715R-40-25
Subdivision: VILLAGES OF WOODLAND SPRINGS
Neighborhood Code: 3K600Q

Latitude: 32.9424918509
Longitude: -97.2679489306
TAD Map: 2066-464
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 40 Lot 25

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)

Protest Deadline Date: 5/24/2024

Site Number: 07639155

Site Name: VILLAGES OF WOODLAND SPRINGS-40-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,883

Percent Complete: 100%

Land Sqft^{*}: 4,716

Land Acres^{*}: 0.1082

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:

MCKEAN DEREK ALLEN

Primary Owner Address:

11733 FICUS DR
KELLER, TX 76244

Deed Date: 7/22/2021

Deed Volume:

Deed Page:

Instrument: [D221211503](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LONG CRAIG IRA	5/24/2016	D216113304		
FORD ALISHA L	1/28/2002	00154370000202	0015437	0000202
CONTINENTAL HOMES OF TEXAS LP	4/11/2001	00148280000223	0014828	0000223
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 ⁺
2025	\$252,307	\$70,000	\$322,307	\$322,307
2024	\$252,307	\$70,000	\$322,307	\$322,307
2023	\$292,638	\$70,000	\$362,638	\$326,666
2022	\$236,969	\$60,000	\$296,969	\$296,969
2021	\$203,219	\$60,000	\$263,219	\$263,219
2020	\$181,508	\$60,000	\$241,508	\$241,508

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.