



Address: [11913 HICKORY CIR](#)
City: FORT WORTH
Georeference: 44715R-23-7
Subdivision: VILLAGES OF WOODLAND SPRINGS
Neighborhood Code: 3K600T

Latitude: 32.9438487086
Longitude: -97.2630539968
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 23 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: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$359,214

Protest Deadline Date: 5/24/2024

Site Number: 07641338

Site Name: VILLAGES OF WOODLAND SPRINGS-23-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,811

Percent Complete: 100%

Land Sqft^{*}: 5,750

Land Acres^{*}: 0.1320

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:

DEARING DAVID
DEARING CHANDA

Primary Owner Address:

11913 HICKORY CIR
FORT WORTH, TX 76244

Deed Date: 12/23/2020

Deed Volume:

Deed Page:

Instrument: [D220339323](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONAHAN JOHN;MONAHAN MARY	1/11/2017	D217009660		
GARNETT BETHANY MICHELLE;GARNETT THANE THOMAS MARLOW	7/31/2014	D214165360		
WHITE DANIELA S	5/25/2007	D207186028	0000000	0000000
FARKAS SUSAN M	8/23/2001	00151130000152	0015113	0000152
LENAR HOMES OF TEXAS INC	8/22/2001	00151130000150	0015113	0000150
LENNAR HMS OF TX LAND & CONST	12/7/2000	00146430000232	0014643	0000232
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	\$294,214	\$65,000	\$359,214	\$359,214
2024	\$294,214	\$65,000	\$359,214	\$358,205
2023	\$322,523	\$65,000	\$387,523	\$325,641
2022	\$246,037	\$50,000	\$296,037	\$296,037
2021	\$169,532	\$50,000	\$219,532	\$219,532
2020	\$169,532	\$50,000	\$219,532	\$219,532

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.