



**Address:** [5732 SUGAR MAPLE DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-12-13  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 3K600Q

**Latitude:** 32.9472522439  
**Longitude:** -97.2569454665  
**TAD Map:** 2072-464  
**MAPSCO:** TAR-023E



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 12 Lot 13

**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:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$374,730

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

**Site Number:** 07642083

**Site Name:** VILLAGES OF WOODLAND SPRINGS-12-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,010

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,900

**Land Acres<sup>\*</sup>:** 0.1584

**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:**

ARRIGAN FRANCIA

**Primary Owner Address:**

5732 SUGAR MAPLE DR  
KELLER, TX 76244

**Deed Date:** 3/20/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** 322-655359-19

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARRIGAN FRANCIA;ARRIGAN JAMES W	10/26/2005	<a href="#">D205329943</a>	0000000	0000000
BAKER DARRYL;BAKER KATHY	9/19/2003	<a href="#">D203357336</a>	0000000	0000000
P & S CONSTRUCTION CO	10/3/2000	00145570000301	0014557	0000301
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	\$304,730	\$70,000	\$374,730	\$374,730
2024	\$304,730	\$70,000	\$374,730	\$363,240
2023	\$310,426	\$70,000	\$380,426	\$330,218
2022	\$248,073	\$60,000	\$308,073	\$300,198
2021	\$212,907	\$60,000	\$272,907	\$272,907
2020	\$190,285	\$60,000	\$250,285	\$250,285

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.