



Address: [11804 PINYON PINE DR](#)
City: FORT WORTH
Georeference: 44715R-48-12
Subdivision: VILLAGES OF WOODLAND SPRINGS
Neighborhood Code: 3K600Q

Latitude: 32.9458239973
Longitude: -97.2697707305
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 48 Lot 12

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: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 07972377

Site Name: VILLAGES OF WOODLAND SPRINGS-48-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,791

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

LAM HUNG TUAN

TAN KIM SOUK

Primary Owner Address:

2817 SADDLE CREEK DR
FORT WORTH, TX 76177

Deed Date: 10/30/2020

Deed Volume:

Deed Page:

Instrument: [D220332530](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAM HUNG T	10/6/2015	D215239411		
MARTINEZ ADRIAN A	7/26/2012	D212184147	0000000	0000000
G&M MORTGAGE SOLUTIONS LLC	2/1/2012	D212027074	0000000	0000000
TEXAPLEX PROPERTY SOLUTIONS LL	8/10/2010	D212026677	0000000	0000000
MARTINEZ ADRIAN A	9/27/2002	00160180000091	0016018	0000091
LENAR HOMES OF TEXAS INC	9/27/2002	00160180000088	0016018	0000088
LENNAR HMS OF TX LAND & CONST	5/22/2002	00157010000293	0015701	0000293
ONE WOODLAND SPRINGS LTD	1/1/2002	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	\$169,385	\$70,000	\$239,385	\$239,385
2024	\$222,468	\$70,000	\$292,468	\$292,468
2023	\$252,998	\$70,000	\$322,998	\$322,998
2022	\$219,322	\$60,000	\$279,322	\$279,322
2021	\$176,061	\$60,000	\$236,061	\$236,061
2020	\$160,000	\$60,000	\$220,000	\$220,000

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.