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**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



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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<sup>+++</sup>:** 1,791

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**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:**

LAM HUNG TUAN

TAN KIM SOUK

**Primary Owner Address:**

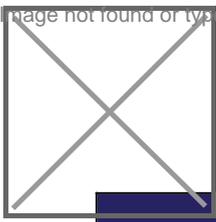
2817 SADDLE CREEK DR  
FORT WORTH, TX 76177

**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	<a href="#">D215239411</a>		
MARTINEZ ADRIAN A	7/26/2012	<a href="#">D212184147</a>	0000000	0000000
G&M MORTGAGE SOLUTIONS LLC	2/1/2012	<a href="#">D212027074</a>	0000000	0000000
TEXAPLEX PROPERTY SOLUTIONS LL	8/10/2010	<a href="#">D212026677</a>	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 <sup>+</sup>
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.