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Address: [3917 CEDAR FALLS DR](#)
City: FORT WORTH
Georeference: 44715R-75-22
Subdivision: VILLAGES OF WOODLAND SPRINGS
Neighborhood Code: 3K600Q

Latitude: 32.9429897775
Longitude: -97.2767044827
TAD Map: 2066-464
MAPSCO: TAR-022G



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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 75 Lot 22

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$439,390

Protest Deadline Date: 5/24/2024

Site Number: 40051226

Site Name: VILLAGES OF WOODLAND SPRINGS-75-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,827

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

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:

KEEHN CRAIG L

Primary Owner Address:

3917 CEDAR FALLS DR
KELLER, TX 76244

Deed Date: 6/1/2020

Deed Volume:

Deed Page:

Instrument: [D220176581](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEEHN CRAIG LYNN;KEEHN MEGHAN L	1/12/2018	D218018764		
KEEHN CRAIG L;KEEHN MEGHAN L;MCKINNIS CARL J;MCKINNIS SUSAN M	5/18/2015	D215105726		
GOETCHIUS ERIC;GOETCHIUS KIMBERLY	3/31/2006	D206098857	0000000	0000000
BERUMEN GABRIEL;BERUMEN MICHELLE	1/31/2003	00163830000220	0016383	0000220
FIRST TEXAS HOMES INC	9/19/2002	00160070000274	0016007	0000274
RKM PROPERTIES 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	\$369,390	\$70,000	\$439,390	\$399,919
2024	\$369,390	\$70,000	\$439,390	\$363,563
2023	\$376,370	\$70,000	\$446,370	\$330,512
2022	\$299,793	\$60,000	\$359,793	\$300,465
2021	\$213,150	\$60,000	\$273,150	\$273,150
2020	\$213,150	\$60,000	\$273,150	\$273,150

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22

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.