



Address: [11509 LAUREN WAY](#)
City: FORT WORTH
Georeference: 44715R-A-17
Subdivision: VILLAGES OF WOODLAND SPRINGS
Neighborhood Code: 3K600V

Latitude: 32.9403551381
Longitude: -97.2620242537
TAD Map: 2072-460
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 A Lot 17

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

Protest Deadline Date: 5/24/2024

Site Number: 40058301

Site Name: VILLAGES OF WOODLAND SPRINGS-A-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,925

Percent Complete: 100%

Land Sqft^{*}: 5,662

Land Acres^{*}: 0.1299

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

NIEDERHOLTMAYER ADAM

DEMAYO MADISON

Primary Owner Address:

11509 LAUREN WAY

KELLER, TX 76244

Deed Date: 4/1/2023

Deed Volume:

Deed Page:

Instrument: [D223055919](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRAZIER MICHILANN CHRISTINE	12/4/2012	D212296737	0000000	0000000
FRAZIER MICHILAN	2/4/2006	D207172016	0000000	0000000
LENAR HOMES OF TEXAS INC	6/27/2003	00168930000182	0016893	0000182
FRAZIER M C;FRAZIER MICHAEL J	6/27/2003	00068930000185	0006893	0000185
LENNAR HMS OF TX LAND & CONST	10/2/2002	00160480000128	0016048	0000128
SECTION 9 VWS 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	\$304,489	\$65,000	\$369,489	\$369,489
2024	\$304,489	\$65,000	\$369,489	\$369,489
2023	\$332,826	\$65,000	\$397,826	\$311,901
2022	\$262,678	\$50,000	\$312,678	\$283,546
2021	\$207,769	\$50,000	\$257,769	\$257,769
2020	\$211,327	\$50,000	\$261,327	\$261,327

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.