



Address: [11857 PORCUPINE DR](#)
City: FORT WORTH
Georeference: 44715T-149-29
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600D

Latitude: 32.9459750238
Longitude: -97.2987368643
TAD Map: 2060-464
MAPSCO: TAR-021H



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 W Block 149 Lot 29

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

Site Number: 40246760

Site Name: VILLAGES OF WOODLAND SPRINGS W-149-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,508

Percent Complete: 100%

Land Sqft^{*}: 4,460

Land Acres^{*}: 0.1023

Pool: N

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$335,293

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BRANT JOYCE

BRANT BILLY

Primary Owner Address:

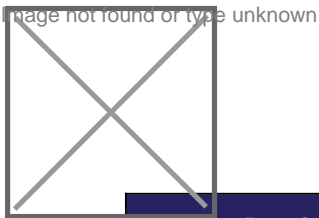
11857 PORCUPINE DR
FORT WORTH, TX 76244

Deed Date: 7/1/2016

Deed Volume:

Deed Page:

Instrument: [D216147169](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMPSON JANET K	5/28/2004	D204175956	0000000	0000000
CONTINENTAL HOMES OF TX LP	11/13/2003	D203446467	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2003	000000000000000	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	\$280,293	\$55,000	\$335,293	\$335,293
2024	\$280,293	\$55,000	\$335,293	\$323,815
2023	\$297,360	\$55,000	\$352,360	\$294,377
2022	\$268,312	\$45,000	\$313,312	\$267,615
2021	\$198,286	\$45,000	\$243,286	\$243,286
2020	\$198,286	\$45,000	\$243,286	\$243,286

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.