



**Address:** [12305 ANGEL FOOD LN](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-59-13  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 3K600Q

**Latitude:** 32.9503887104  
**Longitude:** -97.2785891887  
**TAD Map:** 2066-464  
**MAPSCO:** TAR-022C



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 59 Lot 13

**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:** 2004  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$389,413  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40281132  
**Site Name:** VILLAGES OF WOODLAND SPRINGS-59-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,276  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,712  
**Land Acres<sup>\*</sup>:** 0.2000  
**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:**  
HART MICHAEL  
HART MEGAN  
**Primary Owner Address:**  
12305 ANGEL FOOD LN  
KELLER, TX 76244

**Deed Date:** 1/26/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215018845](#)

| Previous Owners                   | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------------------------|-----------|----------------------------|-------------|-----------|
| LINN FRISHTA;LINN JEREMY EST      | 12/6/2013 | <a href="#">D213314037</a> | 0000000     | 0000000   |
| STRENK HARRY P JR                 | 7/25/2007 | <a href="#">D207276546</a> | 0000000     | 0000000   |
| SPILLERS G III;SPILLERS L DOUGHER | 2/11/2005 | <a href="#">D205046395</a> | 0000000     | 0000000   |
| LENNAR HMS TX LAND & CONST LTD    | 8/9/2004  | <a href="#">D204259209</a> | 0000000     | 0000000   |
| ONE WOODLAND SPRINGS 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$319,413          | \$70,000    | \$389,413    | \$389,413                    |
| 2024 | \$319,413          | \$70,000    | \$389,413    | \$375,882                    |
| 2023 | \$325,410          | \$70,000    | \$395,410    | \$341,711                    |
| 2022 | \$259,553          | \$60,000    | \$319,553    | \$310,646                    |
| 2021 | \$222,405          | \$60,000    | \$282,405    | \$282,405                    |
| 2020 | \$198,504          | \$60,000    | \$258,504    | \$258,504                    |

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.