



Address: [11700 NETLEAF LN](#)
City: FORT WORTH
Georeference: 44715R-B-12
Subdivision: VILLAGES OF WOODLAND SPRINGS
Neighborhood Code: 3K600V

Latitude: 32.9413975222
Longitude: -97.2638155381
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 B 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: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40640264

Site Name: VILLAGES OF WOODLAND SPRINGS-B-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,124

Percent Complete: 100%

Land Sqft^{*}: 6,969

Land Acres^{*}: 0.1599

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:

SCANLAN CHRISTY ALMA

SCANLAN RYAN DAVID

Primary Owner Address:

11700 NETLEAF LN
FORT WORTH, TX 76244

Deed Date: 2/3/2023

Deed Volume:

Deed Page:

Instrument: [D223019858](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRECKENRIDGE PROPERTY FUND 2016 LLC	4/5/2022	D222092173		
TEXAN MUTUAL LLC	4/4/2022	D222091176		
ADAMS LINDA K	7/28/2008	D208294502	0000000	0000000
GONZALEZ MARCO A	7/28/2006	D206246486	0000000	0000000
STEELMAN HOMES LTD	4/27/2006	D206133150	0000000	0000000
ONE WOODLAND SPRINGS LTD	1/1/2004	0000000000000000	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	\$280,000	\$65,000	\$345,000	\$345,000
2024	\$280,000	\$65,000	\$345,000	\$345,000
2023	\$267,000	\$65,000	\$332,000	\$332,000
2022	\$262,956	\$50,000	\$312,956	\$312,956
2021	\$178,520	\$50,000	\$228,520	\$228,520
2020	\$165,000	\$50,000	\$215,000	\$215,000

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

- 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.