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**Address:** [11525 EMORY TR](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-D-16  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 3K600V

**Latitude:** 32.9400312324  
**Longitude:** -97.2665512108  
**TAD Map:** 2066-460  
**MAPSCO:** TAR-022H



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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 D Lot 16

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40641635

**Site Name:** VILLAGES OF WOODLAND SPRINGS-D-16

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,937

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

NGUYEN AN  
LIN CAROLINE

**Primary Owner Address:**

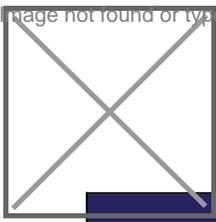
1317 COLLEGE AVE  
FORT WORTH, TX 76104

**Deed Date:** 9/16/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222264123](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN AN Q	8/24/2018	<a href="#">D218190087</a>		
WHITLEY SERENA A	6/7/2017	<a href="#">D217145938</a>		
TYSON JILLIAN R;TYSON JOSHUA D	6/20/2014	<a href="#">D214131496</a>	0000000	0000000
LUSIGNAN DARRELL;LUSIGNAN SUSAN	3/2/2007	<a href="#">D207086867</a>	0000000	0000000
GOFF DEVELOPMENT LTD	6/13/2006	<a href="#">D206201412</a>	0000000	0000000
ONE WOODLAND SPRINGS LTD	1/1/2004	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	\$267,157	\$65,000	\$332,157	\$332,157
2024	\$290,202	\$65,000	\$355,202	\$355,202
2023	\$308,352	\$65,000	\$373,352	\$373,352
2022	\$254,672	\$50,000	\$304,672	\$304,672
2021	\$199,000	\$50,000	\$249,000	\$249,000
2020	\$199,000	\$50,000	\$249,000	\$249,000

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

There are no exemptions for this property

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.