



**Address:** [11649 WILD PEAR LN](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-70-1A  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 3K600Q

**Latitude:** 32.9418814036  
**Longitude:** -97.281020153  
**TAD Map:** 2066-460  
**MAPSCO:** TAR-022F



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 70 Lot 1A

**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:** 40686868

**Site Name:** VILLAGES OF WOODLAND SPRINGS-70-1A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,555

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,070

**Land Acres<sup>\*</sup>:** 0.1393

**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:**

VAUGHN ROBERT

**Primary Owner Address:**

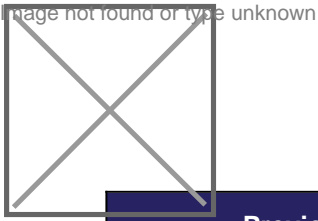
11649 WILD PEAR LN  
FORT WORTH, TX 76244-8814

**Deed Date:** 2/7/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214025515](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RILEY SHAWNA	2/28/2007	<a href="#">D207085427</a>	0000000	0000000
FIRST TEXAS HOMES INC	11/14/2006	<a href="#">D206366411</a>	0000000	0000000
RKM PROPERTIES LTD	6/1/2006	<a href="#">D206182325</a>	0000000	0000000
KELLER-WOODLAND SPRGS III 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	\$346,197	\$70,000	\$416,197	\$416,197
2024	\$346,197	\$70,000	\$416,197	\$416,197
2023	\$352,684	\$70,000	\$422,684	\$422,684
2022	\$281,243	\$60,000	\$341,243	\$341,243
2021	\$240,939	\$60,000	\$300,939	\$300,939
2020	\$215,008	\$60,000	\$275,008	\$275,008

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.