07-23-2025

Tarrant Appraisal District Property Information | PDF Account Number: 40686973

Latitude: 32.9410152483

TAD Map: 2066-460 MAPSCO: TAR-022F

Longitude: -97.2799773394

Address: 11605 WILD PEAR LN

City: FORT WORTH Georeference: 44715R-70-12 Subdivision: VILLAGES OF WOODLAND SPRINGS Neighborhood Code: 3K600Q

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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 70 Lot 12 Jurisdictions: Site Number: 40686973 CITY OF FORT WORTH (026) Site Name: VILLAGES OF WOODLAND SPRINGS-70-12 **TARRANT COUNTY (220)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 2,493 KELLER ISD (907) State Code: A Percent Complete: 100% Year Built: 2005 Land Sqft*: 5,227 Personal Property Account: N/A Land Acres^{*}: 0.1199 Agent: CHANDLER CROUCH (11730) Pool: N Protest Deadline Date: 5/24/2024

+++ Rounded.

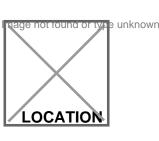
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: KIMANDO LEONARD MUNGAI NDICHU MARGARET NJERI

Primary Owner Address: 11605 WILD PEAR LN FORT WORTH, TX 76244 Deed Date: 5/30/2017 Deed Volume: Deed Page: Instrument: D217123136





Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUGHES CARRIE;HUGHES JACOB D	3/16/2010	D210063259	0000000	0000000
HUGHES JACOB D	3/31/2006	D206105147	000000	0000000
FIRST TEXAS HOMES INC	7/26/2005	D205230242	000000	0000000
KELLER-WOODLAND SPRGS III LTD	1/1/2004	000000000000000000000000000000000000000	000000	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	\$241,581	\$70,000	\$311,581	\$311,581
2024	\$241,581	\$70,000	\$311,581	\$311,581
2023	\$343,698	\$70,000	\$413,698	\$356,800
2022	\$271,035	\$60,000	\$331,035	\$324,364
2021	\$234,876	\$60,000	\$294,876	\$294,876
2020	\$209,625	\$60,000	\$269,625	\$269,625

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.