



**Address:** [11605 WILD PEAR LN](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-70-12  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 3K600Q

**Latitude:** 32.9410152483  
**Longitude:** -97.2799773394  
**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 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:** CHANDLER CROUCH (11730)

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

**Site Number:** 40686973

**Site Name:** VILLAGES OF WOODLAND SPRINGS-70-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,493

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

**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:**

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	<a href="#">D210063259</a>	0000000	0000000
HUGHES JACOB D	3/31/2006	<a href="#">D206105147</a>	0000000	0000000
FIRST TEXAS HOMES INC	7/26/2005	<a href="#">D205230242</a>	0000000	0000000
KELLER-WOODLAND SPRGS III LTD	1/1/2004	00000000000000	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	\$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.