



**Address:** [11600 WILD PEAR LN](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-70-13  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 220-Common Area

**Latitude:** 32.9413385384  
**Longitude:** -97.2797035586  
**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 13

**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:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40686981

**Site Name:** VILLAGES OF WOODLAND SPRINGS-70-13

**Site Class:** CmnArea - Residential - Common Area

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 50,965

**Land Acres<sup>\*</sup>:** 1.1699

**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:**

VILLAGES OF WOODLAND SPR HOA

**Primary Owner Address:**

14951 N DALLAS PKWY STE 600  
DALLAS, TX 75254

**Deed Date:** 12/8/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206398614](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RKM PROPERTIES LTD	6/1/2006	<a href="#">D206182325</a>	0000000	0000000
KELLER-WOODLAND SPRGS III LTD	1/1/2004	0000000000000000	0000000	0000000



## VALUES

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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	\$0	\$1	\$1	\$1
2024	\$0	\$1	\$1	\$1
2023	\$0	\$1	\$1	\$1
2022	\$0	\$1	\$1	\$1
2021	\$0	\$1	\$1	\$1
2020	\$0	\$1	\$1	\$1

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

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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.