



Address: [12153 TACOMA RIDGE DR](#)
City: FORT WORTH
Georeference: 44715T-130-20
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9512097651
Longitude: -97.2955617956
TAD Map: 2060-464
MAPSCO: TAR-022A



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 W Block 130 Lot 20

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
Notice Sent Date: 4/15/2025
Notice Value: \$403,012
Protest Deadline Date: 5/24/2024

Site Number: 40699730
Site Name: VILLAGES OF WOODLAND SPRINGS W-130-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,419
Percent Complete: 100%
Land Sqft^{*}: 5,663
Land Acres^{*}: 0.1300
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
BRASSEAU CHRISTIAN P
Primary Owner Address:
12153 TACOMA RIDGE DR
KELLER, TX 76244

Deed Date: 5/4/2016
Deed Volume:
Deed Page:
Instrument: [D216096125](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PDG SUNRISE PROPERTIES LLC	12/6/2013	D214004377	0000000	0000000
WILMINGTON TRUST NA	6/4/2013	D213151158	0000000	0000000
REYNOSO PATRICIA ANNE	3/15/2007	D207098756	0000000	0000000
NEELY NATHAN	12/29/2006	D207012782	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	2/9/2006	D206044884	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2005	0000000000000000	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 ⁺
2025	\$333,012	\$70,000	\$403,012	\$403,012
2024	\$333,012	\$70,000	\$403,012	\$387,237
2023	\$339,207	\$70,000	\$409,207	\$352,034
2022	\$297,853	\$50,000	\$347,853	\$320,031
2021	\$240,937	\$50,000	\$290,937	\$290,937
2020	\$220,971	\$50,000	\$270,971	\$270,971

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.