



**Address:** [12145 TACOMA RIDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-130-22  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.95108336  
**Longitude:** -97.2958605931  
**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 22

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 40699757

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-130-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,085

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,663

**Land Acres<sup>\*</sup>:** 0.1300

**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:**

BYRNE ANDREW

**Primary Owner Address:**

12145 TACOMA RIDGE DR  
KELLER, TX 76244

**Deed Date:** 7/9/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220163943](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARLTON LISA;CARLTON THOMAS S	10/24/2013	<a href="#">D213282969</a>	0000000	0000000
YOSTEN KEVIN;YOSTEN TIFFANY	11/22/2006	<a href="#">D207008884</a>	0000000	0000000
LENNAR HMS OF TEXAS INC	11/22/2006	<a href="#">D207008883</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	2/9/2006	<a href="#">D206044884</a>	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2005	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	\$272,610	\$70,000	\$342,610	\$342,610
2024	\$272,610	\$70,000	\$342,610	\$342,610
2023	\$309,999	\$70,000	\$379,999	\$320,650
2022	\$280,874	\$50,000	\$330,874	\$291,500
2021	\$215,000	\$50,000	\$265,000	\$265,000
2020	\$177,000	\$50,000	\$227,000	\$227,000

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.