



Address: [12113 TACOMA RIDGE DR](#)
City: FORT WORTH
Georeference: 44715T-130-30
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9504249702
Longitude: -97.2969741027
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 30

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: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 40699854

Site Name: VILLAGES OF WOODLAND SPRINGS W-130-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,925

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:

AMH 2014-2 BORROWER LLC

Primary Owner Address:

23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 9/19/2014

Deed Volume:

Deed Page:

Instrument: [D214209729](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	2/20/2014	D214035247	0000000	0000000
U S BANK NATIONAL ASSOC	11/5/2013	D213295639	0000000	0000000
ALVAREZ FIDEL;ALVAREZ JOSEFINA	8/28/2006	D206281911	0000000	0000000
VILLAGE BUILDERS	8/28/2006	D206281910	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	11/10/2005	D205341283	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	\$224,713	\$70,000	\$294,713	\$294,713
2024	\$289,140	\$70,000	\$359,140	\$359,140
2023	\$303,536	\$70,000	\$373,536	\$373,536
2022	\$247,196	\$50,000	\$297,196	\$297,196
2021	\$183,502	\$50,000	\$233,502	\$233,502
2020	\$183,502	\$50,000	\$233,502	\$233,502

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

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.