



Address: [12180 THICKET BEND DR](#)
City: FORT WORTH
Georeference: 44715T-148A-3
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600D

Latitude: 32.9496792629
Longitude: -97.2950448149
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 148A Lot 3

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

Protest Deadline Date: 5/24/2024

Site Number: 40745570

Site Name: VILLAGES OF WOODLAND SPRINGS W-148A-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,697

Percent Complete: 100%

Land Sqft^{*}: 5,107

Land Acres^{*}: 0.1172

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:

MCGEE DERENDA S
PHENOW KENNETH J

Primary Owner Address:

9800 RODDEN RD
OAKDALE, CA 95361

Deed Date: 9/13/2019

Deed Volume:

Deed Page:

Instrument: [D219211444](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GAVIN M LLC	4/5/2008	D208195881	0000000	0000000
ARREDONDO GEORGE	5/25/2007	D207194905	0000000	0000000
DR HORTON - TEXAS LTD	4/27/2006	D206166051	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	\$254,955	\$55,000	\$309,955	\$309,955
2024	\$254,955	\$55,000	\$309,955	\$309,955
2023	\$278,343	\$55,000	\$333,343	\$333,343
2022	\$231,361	\$45,000	\$276,361	\$276,361
2021	\$179,263	\$45,000	\$224,263	\$224,263
2020	\$176,348	\$45,000	\$221,348	\$221,348

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.