



Address: [12116 THICKET BEND DR](#)
City: FORT WORTH
Georeference: 44715T-148A-13
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600D

Latitude: 32.9486237389
Longitude: -97.2948463512
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 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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40745686

Site Name: VILLAGES OF WOODLAND SPRINGS W-148A-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,524

Percent Complete: 100%

Land Sqft^{*}: 4,792

Land Acres^{*}: 0.1100

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:

MONTERO PAUL
EGUEZ MARYBELL

Primary Owner Address:

12116 THICKET BEND DR
KELLER, TX 76244

Deed Date: 4/19/2023

Deed Volume:

Deed Page:

Instrument: [D223066032](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLLIS ANGELA	2/1/2019	D219020824		
KTRE INVESTMENTS LLC	11/14/2018	D218253565		
HEB HOMES LLC	11/13/2018	D218253276		
C&C RESIDENTIAL PROPERTIES INC	10/23/2018	D218237829		
CHANEY STACY L	3/15/2007	D207096088	0000000	0000000
DR HORTON - TEXAS LTD	4/27/2006	D206166051	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 ⁺
2025	\$224,699	\$55,000	\$279,699	\$279,699
2024	\$224,699	\$55,000	\$279,699	\$279,699
2023	\$245,293	\$55,000	\$300,293	\$300,293
2022	\$203,930	\$45,000	\$248,930	\$223,365
2021	\$158,059	\$45,000	\$203,059	\$203,059
2020	\$155,495	\$45,000	\$200,495	\$200,495

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.