



Address: [12444 GREY TWIG DR](#)
City: FORT WORTH
Georeference: 44715T-123-10
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9534281856
Longitude: -97.290982314
TAD Map: 2060-468
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 123 Lot 10

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: 2008

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$419,664

Protest Deadline Date: 5/24/2024

Site Number: 40990885

Site Name: VILLAGES OF WOODLAND SPRINGS W-123-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,988

Percent Complete: 100%

Land Sqft*: 6,900

Land Acres*: 0.1584

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:

MANJI NARGIS
ALIBHAI RIZWAN

Primary Owner Address:

12444 GREY TWIG DR
KELLER, TX 76244

Deed Date: 9/16/2015

Deed Volume:

Deed Page:

Instrument: [D215210583](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH HEATHER;SMITH RICHARD	10/3/2008	D208387021	0000000	0000000
D R HORTON	12/20/2006	D206407210	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2006	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	\$349,664	\$70,000	\$419,664	\$419,664
2024	\$349,664	\$70,000	\$419,664	\$411,161
2023	\$383,788	\$70,000	\$453,788	\$373,783
2022	\$333,842	\$50,000	\$383,842	\$339,803
2021	\$258,912	\$50,000	\$308,912	\$308,912
2020	\$258,912	\$50,000	\$308,912	\$308,912

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.