



Address: [12440 LEAFLET DR](#)
City: FORT WORTH
Georeference: 44715T-124-37
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9530617798
Longitude: -97.29194728
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 124 Lot 37

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

Notice Sent Date: 4/15/2025

Notice Value: \$456,601

Protest Deadline Date: 5/24/2024

Site Number: 40991512

Site Name: VILLAGES OF WOODLAND SPRINGS W-124-37

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,886

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:

RUEDAS MIGUEL A

Primary Owner Address:

12440 LEAFLET DR
KELLER, TX 76244

Deed Date: 8/30/2016

Deed Volume:

Deed Page:

Instrument: [D216204033](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINTERS CHEYENNE L	6/5/2014	D214118321	0000000	0000000
NU COMPASS MOBILITY SERV INC	4/25/2014	D214118320	0000000	0000000
LEMMONS DEVONNA;LEMMONS GERALD	6/15/2007	D207217503	0000000	0000000
LENNAR HOMES OF TEXAS	6/15/2007	D207217502	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	10/3/2006	D206317836	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2006	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	\$386,601	\$70,000	\$456,601	\$456,601
2024	\$386,601	\$70,000	\$456,601	\$437,987
2023	\$393,824	\$70,000	\$463,824	\$398,170
2022	\$345,530	\$50,000	\$395,530	\$361,973
2021	\$279,066	\$50,000	\$329,066	\$329,066
2020	\$255,743	\$50,000	\$305,743	\$305,743

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.