



**Address:** [12413 LEAFLET DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-125-4  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.9519956827  
**Longitude:** -97.292631562  
**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 125 Lot 4

**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:** \$443,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40991660

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-125-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,810

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,726

**Land Acres<sup>\*</sup>:** 0.2003

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

CITO KIRK M

CITO CANDACE N

**Primary Owner Address:**

12413 LEAFLET DR

KELLER, TX 76244

**Deed Date:** 6/17/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219131371](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMAS MARLA MC CUTHEN	7/31/2015	322-579093-15		
SHAW MARLA R	9/10/2012	<a href="#">D212224604</a>	0000000	0000000
RAMOS ALFREDO	12/12/2008	<a href="#">D208458934</a>	0000000	0000000
D R HORTON	12/20/2006	<a href="#">D206407210</a>	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 <sup>+</sup>
2025	\$204,660	\$70,000	\$274,660	\$274,660
2024	\$373,000	\$70,000	\$443,000	\$412,115
2023	\$372,909	\$70,000	\$442,909	\$374,650
2022	\$339,043	\$50,000	\$389,043	\$340,591
2021	\$259,628	\$50,000	\$309,628	\$309,628
2020	\$251,683	\$50,000	\$301,683	\$301,683

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.