



Address: [12433 LEAFLET DR](#)
City: FORT WORTH
Georeference: 44715T-125-9
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.952863128
Longitude: -97.2925407313
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 9

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: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$392,000

Protest Deadline Date: 5/24/2024

Site Number: 40991717

Site Name: VILLAGES OF WOODLAND SPRINGS W-125-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,404

Percent Complete: 100%

Land Sqft^{*}: 8,889

Land Acres^{*}: 0.2040

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:

MCCASIN LORNE

Primary Owner Address:

12433 LEAFLET DR
KELLER, TX 76244-5549

Deed Date: 5/8/2015

Deed Volume:

Deed Page:

Instrument: [D215096977](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEE RYAN	1/14/2008	D208021144	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	\$310,537	\$70,000	\$380,537	\$380,537
2024	\$322,000	\$70,000	\$392,000	\$380,537
2023	\$313,000	\$70,000	\$383,000	\$345,943
2022	\$297,932	\$50,000	\$347,932	\$314,494
2021	\$235,904	\$50,000	\$285,904	\$285,904
2020	\$208,500	\$50,000	\$258,500	\$258,500

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.