



Address: [12469 LEAFLET DR](#)
City: FORT WORTH
Georeference: 44715T-125-13
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9536054413
Longitude: -97.2923666843
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 125 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: 40991768

Site Name: VILLAGES OF WOODLAND SPRINGS W-125-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,004

Percent Complete: 100%

Land Sqft^{*}: 9,145

Land Acres^{*}: 0.2099

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SPENCER RICHARD
RITCHEY KALLIE LEE

Primary Owner Address:

12469 LEAFLET DR
KELLER, TX 76244

Deed Date: 9/3/2020

Deed Volume:

Deed Page:

Instrument: [D222047795](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RITCHEY KALLIE LEE	7/31/2020	D220191101		
COTTEN ALAN;COTTEN JESSICA	7/13/2017	D217160738		
SMILEY DARLENE;SMILEY ROBERT	12/14/2006	D207030185	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	8/4/2006	D206266031	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	\$360,000	\$70,000	\$430,000	\$430,000
2024	\$386,000	\$70,000	\$456,000	\$456,000
2023	\$423,590	\$70,000	\$493,590	\$428,017
2022	\$372,545	\$50,000	\$422,545	\$389,106
2021	\$303,733	\$50,000	\$353,733	\$353,733
2020	\$271,038	\$50,000	\$321,038	\$321,038

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.