



**Address:** [11709 WILD PEAR LN](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-69-13  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 3K600Q

**Latitude:** 32.9424769321  
**Longitude:** -97.2810206258  
**TAD Map:** 2066-464  
**MAPSCO:** TAR-022F



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 Block 69 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:** 2007  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40994651  
**Site Name:** VILLAGES OF WOODLAND SPRINGS-69-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,352  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,750  
**Land Acres<sup>\*</sup>:** 0.1320  
**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:**  
ORTEGON SIBIA  
**Primary Owner Address:**  
11709 WILD PEAR LN  
FORT WORTH, TX 76244

**Deed Date:** 8/15/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217190722](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCDUFFA ROGER E	11/28/2007	<a href="#">D207431845</a>	0000000	0000000
FIRST TEXAS HOMES INC	6/28/2007	<a href="#">D207233249</a>	0000000	0000000
KELLER-WOODLAND SPRGS III 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	\$284,097	\$70,000	\$354,097	\$354,097
2024	\$284,097	\$70,000	\$354,097	\$354,097
2023	\$333,094	\$70,000	\$403,094	\$335,148
2022	\$265,570	\$60,000	\$325,570	\$304,680
2021	\$216,982	\$60,000	\$276,982	\$276,982
2020	\$193,000	\$60,000	\$253,000	\$253,000

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.