



Address: [2805 HOUSTON WOOD DR](#)
City: FORT WORTH
Georeference: 44715T-133-20
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9519434619
Longitude: -97.3009681913
TAD Map: 2060-464
MAPSCO: TAR-021D



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 133 Lot 20

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

Site Number: 41077563

Site Name: VILLAGES OF WOODLAND SPRINGS W-133-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,346

Percent Complete: 100%

Land Sqft^{*}: 4,800

Land Acres^{*}: 0.1101

Pool: N

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 5/1/2025

Notice Value: \$406,279

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

TINER KANDINCE ELIZABETH
TINER EDWARD LEWIS III

Primary Owner Address:

2805 HOUSTON WOOD DR
FORT WORTH, TX 76244

Deed Date: 3/21/2018

Deed Volume:

Deed Page:

Instrument: M218002759

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEARNS KANDINCE;TINER EDWARD III	12/31/2012	D213003167		
LENNAR HOMES OF TX SALES & MKT	12/31/2012	D213003166	0000000	0000000
LENNAR HOMES OF TEXAS	3/19/2010	D210071258	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	\$336,279	\$70,000	\$406,279	\$406,279
2024	\$336,279	\$70,000	\$406,279	\$389,672
2023	\$342,512	\$70,000	\$412,512	\$354,247
2022	\$300,523	\$50,000	\$350,523	\$322,043
2021	\$242,766	\$50,000	\$292,766	\$292,766
2020	\$222,484	\$50,000	\$272,484	\$272,484

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.