



Address: [2636 TRIANGLE LEAF DR](#)
City: FORT WORTH
Georeference: 44715T-163-16
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9392832136
Longitude: -97.3045116382
TAD Map: 2060-460
MAPSCO: TAR-021M



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 163 Lot 16

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: 2010

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 41117085

Site Name: VILLAGES OF WOODLAND SPRINGS W-163-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,796

Percent Complete: 100%

Land Sqft^{*}: 6,351

Land Acres^{*}: 0.1457

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:

LILLARD DAVID

Primary Owner Address:

2636 TRIANGLE LEAF DR
FORT WORTH, TX 76244-5580

Deed Date: 5/15/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214101463](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| BAILEY JAMES BAILEY;BAILEY LESLI | 12/28/2010 | D210323481 | 0000000 | 0000000 |
| CHELDAN MM LLC | 5/6/2010 | D210116256 | 0000000 | 0000000 |
| UDF WOODLAND SPRINGS LP | 4/7/2009 | D209092343 | 0000000 | 0000000 |
| ONE WOODLAND SPRINGS 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 | \$258,097 | \$70,000 | \$328,097 | \$328,097 |
| 2024 | \$258,097 | \$70,000 | \$328,097 | \$328,097 |
| 2023 | \$303,331 | \$70,000 | \$373,331 | \$314,422 |
| 2022 | \$252,549 | \$50,000 | \$302,549 | \$285,838 |
| 2021 | \$213,984 | \$50,000 | \$263,984 | \$259,853 |
| 2020 | \$186,230 | \$50,000 | \$236,230 | \$236,230 |

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.