



**Address:** [12405 WOODS EDGE TR](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-115-2  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.9522247612  
**Longitude:** -97.2888452757  
**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 115 Lot 2

**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:** 2013

**Personal Property Account:** N/A

**Agent:** TARRANT PROPERTY TAX SERVICE (000165)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41276671  
**Site Name:** VILLAGES OF WOODLAND SPRINGS W-115-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,406  
**Percent Complete:** 100%  
**Land Sqft\*:** 6,422  
**Land Acres\*:** 0.1474

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
BRISTOL JENI KAY  
**Primary Owner Address:**  
12405 WOODS EDGE TRL  
FORT WORTH, TX 76244

**Deed Date:** 2/22/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221047511](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOILES AMY;BOILES JADEY	4/30/2013	<a href="#">D213111393</a>	0000000	0000000
GEHAN HOMES LTD	1/24/2013	<a href="#">D213022254</a>	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2007	0000000000000000	0000000	0000000



## VALUES

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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	\$258,000	\$70,000	\$328,000	\$328,000
2024	\$308,390	\$70,000	\$378,390	\$378,390
2023	\$322,537	\$70,000	\$392,537	\$390,863
2022	\$305,330	\$50,000	\$355,330	\$355,330
2021	\$246,038	\$50,000	\$296,038	\$281,600
2020	\$206,000	\$50,000	\$256,000	\$256,000

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

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- 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.