



Address: [12445 WOODS EDGE TR](#)
City: FORT WORTH
Georeference: 44715T-115-12
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9536929646
Longitude: -97.2887017804
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 115 Lot 12

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: 2011

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$386,225

Protest Deadline Date: 5/24/2024

Site Number: 41276795

Site Name: VILLAGES OF WOODLAND SPRINGS W-115-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,005

Percent Complete: 100%

Land Sqft^{*}: 7,724

Land Acres^{*}: 0.1773

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:

CUARON JUAN C

Primary Owner Address:

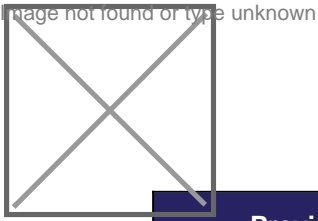
12445 WOODS EDGE TR
FORT WORTH, TX 76244

Deed Date: 6/15/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212146539](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	8/31/2011	D211216950	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2007	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	\$316,225	\$70,000	\$386,225	\$386,225
2024	\$316,225	\$70,000	\$386,225	\$370,860
2023	\$322,077	\$70,000	\$392,077	\$337,145
2022	\$282,744	\$50,000	\$332,744	\$306,495
2021	\$228,632	\$50,000	\$278,632	\$278,632
2020	\$209,636	\$50,000	\$259,636	\$259,636

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.