



**Address:** [12416 LONESOME PINE PL](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-115-20  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.9526748689  
**Longitude:** -97.2891545782  
**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 20

**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:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$357,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41276884  
**Site Name:** VILLAGES OF WOODLAND SPRINGS W-115-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,976  
**Percent Complete:** 100%  
**Land Sqft\*:** 5,459  
**Land Acres\*:** 0.1253  
**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:**  
LAESSIG NICHOLAS ANDREW  
**Primary Owner Address:**  
12416 LONESOME PINE PL  
KELLER, TX 76244

**Deed Date:** 12/9/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222284435](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FERRATO SAMANTHA JO;LAESSIG NICHOLAS ANDREW	12/4/2020	<a href="#">D220319799</a>		
KINCAID BONITA L;KINCAID GEOFFREY C	12/12/2019	<a href="#">D219289065</a>		
OPENDOOR PROPERTY C LLC	9/25/2019	<a href="#">D219232848</a>		
SHAH AMIT;SHAH KRUPA PARIKH	12/10/2010	<a href="#">D210317764</a>	0000000	0000000
CHELDAN MM LLC	8/16/2010	<a href="#">D210202730</a>	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2007	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	\$287,000	\$70,000	\$357,000	\$357,000
2024	\$287,000	\$70,000	\$357,000	\$352,715
2023	\$319,704	\$70,000	\$389,704	\$320,650
2022	\$280,825	\$50,000	\$330,825	\$291,500
2021	\$215,000	\$50,000	\$265,000	\$265,000
2020	\$208,561	\$50,000	\$258,561	\$258,561

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.