



Address: [12417 LONESOME PINE PL](#)
City: FORT WORTH
Georeference: 44715T-116-5
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9526665064
Longitude: -97.2896795323
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 116 Lot 5

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: 2009

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$388,237

Protest Deadline Date: 5/24/2024

Site Number: 41276973

Site Name: VILLAGES OF WOODLAND SPRINGS W-116-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,080

Percent Complete: 100%

Land Sqft^{*}: 5,558

Land Acres^{*}: 0.1275

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:

KUIKEL RAMA
DHUNGANA SHREE PRASAD

Primary Owner Address:

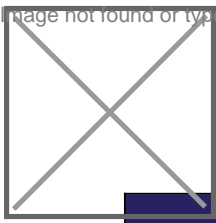
12417 LONESOME PINE PL
FORT WORTH, TX 76244

Deed Date: 2/21/2020

Deed Volume:

Deed Page:

Instrument: [D220042795](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
REUS JEREMY R;REUS SHELBY T	4/8/2016	D216077858		
REUS FAMILY LIVING TRUST	9/7/2015	D215210102		
REUS JEREMY R;REUS SHELBY T	3/26/2009	000000000000000	0000000	0000000
CENTEX HOMES	5/22/2008	D208197786	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 ⁺
2025	\$318,237	\$70,000	\$388,237	\$388,237
2024	\$318,237	\$70,000	\$388,237	\$372,756
2023	\$324,144	\$70,000	\$394,144	\$338,869
2022	\$267,270	\$50,000	\$317,270	\$308,063
2021	\$230,057	\$50,000	\$280,057	\$280,057
2020	\$210,934	\$50,000	\$260,934	\$260,934

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.