



Address: [12429 LONESOME PINE PL](#)
City: FORT WORTH
Georeference: 44715T-116-8
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9530755253
Longitude: -97.2896320036
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 116 Lot 8

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: 2008

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$444,691

Protest Deadline Date: 5/24/2024

Site Number: 41277015

Site Name: VILLAGES OF WOODLAND SPRINGS W-116-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,764

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:

HUTCHING KEVIN
HUTCHING AMY

Primary Owner Address:

12429 LONESOME PINE PL
FORT WORTH, TX 76244-9479

Deed Date: 2/7/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214026771](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RENZI CHRISTOPHER M	3/22/2013	D213090564	0000000	0000000
RENZI ALEENA;RENZI CHRISTOPHER	2/25/2009	D209054691	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	\$374,691	\$70,000	\$444,691	\$444,691
2024	\$374,691	\$70,000	\$444,691	\$426,028
2023	\$381,692	\$70,000	\$451,692	\$387,298
2022	\$334,717	\$50,000	\$384,717	\$352,089
2021	\$270,081	\$50,000	\$320,081	\$320,081
2020	\$247,390	\$50,000	\$297,390	\$297,390

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.