



**Address:** [12433 LONESOME PINE PL](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-116-9  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.9532126869  
**Longitude:** -97.2896159506  
**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 9

**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

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

**Site Number:** 41277023

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-116-9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,026

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,558

**Land Acres<sup>\*</sup>:** 0.1275

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

CHENG KAREN

TAING LEON

**Primary Owner Address:**

1224 S CABERNET CIR  
ANAHEIM, CA 92804

**Deed Date:** 5/26/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217120136](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEN JOHN F;ALLEN TANYA F	8/29/2014	<a href="#">D214193095</a>		
MAHAFFEY KYLE W	9/13/2013	<a href="#">D213243503</a>	0000000	0000000
LANG BRIAN R;LANG LINDA D	12/13/2011	<a href="#">D211303864</a>	0000000	0000000
GEHAN HOMES LTD	9/26/2011	<a href="#">D211236073</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	\$286,000	\$70,000	\$356,000	\$356,000
2024	\$286,000	\$70,000	\$356,000	\$356,000
2023	\$313,000	\$70,000	\$383,000	\$383,000
2022	\$284,046	\$50,000	\$334,046	\$334,046
2021	\$229,673	\$50,000	\$279,673	\$279,673
2020	\$210,586	\$50,000	\$260,586	\$260,586

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

There are no exemptions for this property

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.