



**Address:** [12356 LANGLEY HILL DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-128-24  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.9544388928  
**Longitude:** -97.2981450595  
**TAD Map:** 2060-468  
**MAPSCO:** TAR-021D



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 128 Lot 24

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

**State Code:** A  
**Year Built:** 2010  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41310020  
**Site Name:** VILLAGES OF WOODLAND SPRINGS W-128-24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,462  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,802  
**Land Acres<sup>\*</sup>:** 0.2938  
**Pool:** Y

<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:**  
BENEDICT LETONIA  
BENEDICT AARON  
**Primary Owner Address:**  
12356 LANGLEY HILL DR  
KELLER, TX 76244

**Deed Date:** 8/3/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221223454](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COFFEY LAURA;SMITH WILLIAM E	1/14/2015	<a href="#">D215136296</a>		
COFFEY LAURA;SMITH WILLIAM E	1/14/2015	<a href="#">D215136296</a>		
COFFEY LAURA	10/29/2010	<a href="#">D210272236</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	10/28/2010	<a href="#">D210272235</a>	0000000	0000000
LENNAR HOMES OF TEXAS	3/19/2010	<a href="#">D210071258</a>	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 <sup>+</sup>
2025	\$364,373	\$70,000	\$434,373	\$434,373
2024	\$364,373	\$70,000	\$434,373	\$434,373
2023	\$370,753	\$70,000	\$440,753	\$440,753
2022	\$322,931	\$50,000	\$372,931	\$372,931
2021	\$264,017	\$50,000	\$314,017	\$314,017
2020	\$241,434	\$50,000	\$291,434	\$291,434

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.