



**Address:** [12352 LANGLEY HILL DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-128-25  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.9541883705  
**Longitude:** -97.2982325455  
**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 25

**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:** 2009  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41310039  
**Site Name:** VILLAGES OF WOODLAND SPRINGS W-128-25  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,182  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,481  
**Land Acres<sup>\*</sup>:** 0.1946  
**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:**  
DUNCAN JACKIE  
DUNCAN ALICE  
**Primary Owner Address:**  
12352 LANGLEY HILL DR  
FORT WORTH, TX 76244

**Deed Date:** 1/28/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222031721](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAYNE CAROLYN P	4/24/2013	000000000000000	0000000	0000000
LAYNE CAROLYN;LAYNE MACK EST	6/5/2009	<a href="#">D209156740</a>	0000000	0000000
CHELDAN MM LLC	12/17/2008	<a href="#">D208468682</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	\$325,799	\$70,000	\$395,799	\$395,799
2024	\$325,799	\$70,000	\$395,799	\$395,799
2023	\$331,827	\$70,000	\$401,827	\$401,827
2022	\$266,354	\$50,000	\$316,354	\$314,503
2021	\$235,912	\$50,000	\$285,912	\$285,912
2020	\$216,420	\$50,000	\$266,420	\$266,420

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)
- DISABLED VET 70 to 99 PCT 11.22

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.