



Address: [12348 LANGLEY HILL DR](#)
City: FORT WORTH
Georeference: 44715T-128-26
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9539809335
Longitude: -97.2983069019
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 26

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)

Site Number: 41310047

Site Name: VILLAGES OF WOODLAND SPRINGS W-128-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,802

Percent Complete: 100%

Land Sqft^{*}: 10,227

Land Acres^{*}: 0.2347

Pool: Y

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$470,284

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

TADROUS YOUSSEF E

Primary Owner Address:

12348 LANGLEY HILL DR
KELLER, TX 76244

Deed Date: 7/6/2017

Deed Volume:

Deed Page:

Instrument: [D217152537](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| NUCOMPASS MOBILITY SERVICES INC | 7/4/2017 | D217152536 | | |
| SEFFRIN SHEILA A;SEFFRIN STEVE K | 7/30/2013 | D213200363 | 0000000 | 0000000 |
| PEHL KRISTIAN;PEHL LISA | 11/24/2008 | D208439947 | 0000000 | 0000000 |
| LENNAR HMS OF TEXAS LAND & CON | 4/8/2008 | D208131453 | 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 | \$400,284 | \$70,000 | \$470,284 | \$470,284 |
| 2024 | \$400,284 | \$70,000 | \$470,284 | \$453,820 |
| 2023 | \$407,000 | \$70,000 | \$477,000 | \$412,564 |
| 2022 | \$336,856 | \$50,000 | \$386,856 | \$356,876 |
| 2021 | \$274,433 | \$50,000 | \$324,433 | \$324,433 |
| 2020 | \$251,475 | \$50,000 | \$301,475 | \$301,475 |

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.