



Address: [2740 TRIANGLE LEAF DR](#)
City: FORT WORTH
Georeference: 44715T-165-11
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.939272502
Longitude: -97.3024684139
TAD Map: 2060-460
MAPSCO: TAR-021M



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 165 Lot 11

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 41404556

Site Name: VILLAGES OF WOODLAND SPRINGS W-165-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,511

Percent Complete: 100%

Land Sqft^{*}: 5,803

Land Acres^{*}: 0.1332

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:

FKH SFR PROPCO I LP

Primary Owner Address:

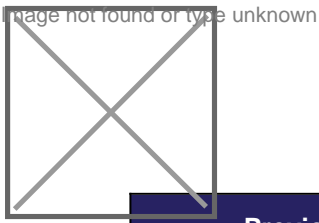
600 GALLERIA PKWY SE STE 300
ATLANTA, GA 30339

Deed Date: 12/3/2021

Deed Volume:

Deed Page:

Instrument: [D221359265](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY J LLC	7/28/2021	D221219051		
MENN LANCE B;MENN SARAH E	12/16/2011	D211305810	0000000	0000000
FIRST TEXAS HOMES INC	8/2/2009	D209231792	0000000	0000000
ALLEN PARTNERS LP	1/1/2008	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	\$277,916	\$70,000	\$347,916	\$347,916
2024	\$329,495	\$70,000	\$399,495	\$399,495
2023	\$339,319	\$70,000	\$409,319	\$409,319
2022	\$314,351	\$50,000	\$364,351	\$364,351
2021	\$243,969	\$50,000	\$293,969	\$293,969
2020	\$222,571	\$50,000	\$272,571	\$272,571

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.