



Address: [11824 WOLFCREEK LN](#)
City: FORT WORTH
Georeference: 44715T-168-43
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600B

Latitude: 32.9453032145
Longitude: -97.3019450292
TAD Map: 2060-464
MAPSCO: TAR-021H



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 168 Lot 43

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)

Site Number: 41408764

Site Name: VILLAGES OF WOODLAND SPRINGS W-168-43

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,353

Percent Complete: 100%

Land Sqft^{*}: 8,838

Land Acres^{*}: 0.2028

State Code: A

Year Built: 2009

Personal Property Account: N/A

Agent: TARRANT PROPERTY TAX SERVICE (600965)

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:

RYAN APRIL C

RYAN TIMOTHY A

Primary Owner Address:

11824 WOLFCREEK LN
KELLER, TX 76244

Deed Date: 10/15/2021

Deed Volume:

Deed Page:

Instrument: [D221370717](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RYAN TIMOTHY A	12/8/2009	D209323123	0000000	0000000
FIRST TEXAS HOMES INC	7/25/2008	D208295864	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	\$251,000	\$70,000	\$321,000	\$321,000
2024	\$300,139	\$70,000	\$370,139	\$370,139
2023	\$323,632	\$70,000	\$393,632	\$336,743
2022	\$297,123	\$50,000	\$347,123	\$306,130
2021	\$240,096	\$50,000	\$290,096	\$278,300
2020	\$203,000	\$50,000	\$253,000	\$253,000

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.