



Address: [11409 MADDIE AVE](#)
City: FORT WORTH
Georeference: 44715R-71-26
Subdivision: VILLAGES OF WOODLAND SPRINGS
Neighborhood Code: 3K600Q

Latitude: 32.9391173024
Longitude: -97.2778283396
TAD Map: 2066-460
MAPSCO: TAR-022L



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 Block 71 Lot 26

Jurisdictions:

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

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 41539672

Site Name: VILLAGES OF WOODLAND SPRINGS-71-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,682

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

LIN XIAOYI

Primary Owner Address:

11409 MADDIE AVE
FORT WORTH, TX 76244

Deed Date: 12/23/2020

Deed Volume:

Deed Page:

Instrument: [D220341340](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|-----------|----------------------------|-------------|-----------|
| WARD BRIAN A;WARD JENNIFER | 6/10/2014 | D214123369 | 0000000 | 0000000 |
| RICHARDS MATTHEW;RICHARDS MICHELL | 5/7/2012 | D212121978 | 0000000 | 0000000 |
| HMH LIFESTYLES LP | 1/1/2011 | 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 | \$323,164 | \$70,000 | \$393,164 | \$393,164 |
| 2024 | \$323,164 | \$70,000 | \$393,164 | \$393,164 |
| 2023 | \$352,285 | \$70,000 | \$422,285 | \$357,555 |
| 2022 | \$300,971 | \$60,000 | \$360,971 | \$325,050 |
| 2021 | \$235,500 | \$60,000 | \$295,500 | \$295,500 |
| 2020 | \$229,840 | \$60,000 | \$289,840 | \$289,840 |

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.