



**Address:** [11757 MERLOTTE LN](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-173-4  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600G

**Latitude:** 32.9432418164  
**Longitude:** -97.301614161  
**TAD Map:** 2060-460  
**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 173 Lot 4

**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:** 2014

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41590414

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-173-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,201

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,702

**Land Acres<sup>\*</sup>:** 0.1768

**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:**

BRINKLEY MATTHEW  
QIAN JUNQIU

**Primary Owner Address:**

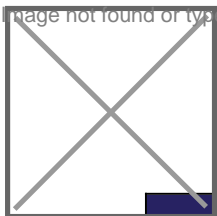
11757 MERLOTTE LN  
FORT WORTH, TX 76244

**Deed Date:** 9/18/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220239113](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEHTA NIKITA D;MEHTA SALIL	7/9/2014	<a href="#">D214147238</a>	0000000	0000000
FIRST TEXAS HOMES INC	5/24/2012	<a href="#">D212125768</a>	0000000	0000000
VWS-36AC LLC	1/1/2012	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	\$459,035	\$100,000	\$559,035	\$559,035
2024	\$459,035	\$100,000	\$559,035	\$559,035
2023	\$481,647	\$100,000	\$581,647	\$508,982
2022	\$466,668	\$75,000	\$541,668	\$462,711
2021	\$345,646	\$75,000	\$420,646	\$420,646
2020	\$345,646	\$75,000	\$420,646	\$420,646

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.