



Address: [11717 MERLOTTE LN](#)
City: FORT WORTH
Georeference: 44715T-173-14
Subdivision: VILLAGES OF WOODLAND SPRINGS W
Neighborhood Code: 3K600G

Latitude: 32.9418039281
Longitude: -97.3010925748
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 14

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: 2012
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 41590538
Site Name: VILLAGES OF WOODLAND SPRINGS W-173-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,929
Percent Complete: 100%
Land Sqft^{*}: 7,151
Land Acres^{*}: 0.1641
Pool: N

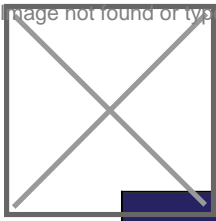
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
SMITH RYAN
SMITH CATHERINE
Primary Owner Address:
11717 MERLOTTE LN
KELLER, TX 76244

Deed Date: 3/10/2015
Deed Volume:
Deed Page:
Instrument: [D215048514](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEABLE DONNA;KEABLE THOMAS	10/4/2012	D212249320	0000000	0000000
FIRST TEXAS HOMES INC	5/24/2012	D212125768	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 ⁺
2025	\$428,207	\$100,000	\$528,207	\$528,207
2024	\$428,207	\$100,000	\$528,207	\$528,207
2023	\$465,845	\$100,000	\$565,845	\$502,358
2022	\$428,484	\$75,000	\$503,484	\$456,689
2021	\$340,172	\$75,000	\$415,172	\$415,172
2020	\$307,000	\$75,000	\$382,000	\$382,000

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.