



**Address:** [11417 COBURN HILL PASS](#)  
**City:** FORT WORTH  
**Georeference:** 18412-1-15  
**Subdivision:** HILLS OF WINDRIDGE, THE  
**Neighborhood Code:** 2W300U

**Latitude:** 32.7662032986  
**Longitude:** -97.5247617515  
**TAD Map:** 1988-396  
**MAPSCO:** TAR-057V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** HILLS OF WINDRIDGE, THE  
Block 1 Lot 15

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WHITE SETTLEMENT ISD (920)

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$486,348

**Protest Deadline Date:** 7/12/2024

**Site Number:** 41683595  
**Site Name:** HILLS OF WINDRIDGE, THE-1-15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,509  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,200  
**Land Acres<sup>\*</sup>:** 0.1652  
**Pool:** N

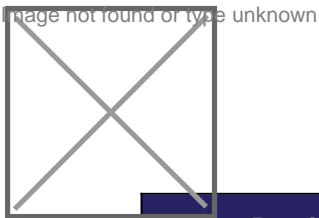
+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
SOULE YVONNE M  
**Primary Owner Address:**  
11417 COLBURN HILL PASS  
FORT WORTH, TX 76108

**Deed Date:** 8/17/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220205675](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KNOCK HOMES W1 LLC	1/24/2020	<a href="#">D220018460</a>		
CARTUS FINANCIAL CORP	1/24/2020	<a href="#">D220018459</a>		
KENDRICK ROSHAN	1/29/2018	<a href="#">D218023559</a>		
WINDRIDGE A2A DEVLMT ETAL	1/1/2013	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	\$421,348	\$65,000	\$486,348	\$477,831
2024	\$421,348	\$65,000	\$486,348	\$434,392
2023	\$456,599	\$65,000	\$521,599	\$394,902
2022	\$314,692	\$55,000	\$369,692	\$359,002
2021	\$271,365	\$55,000	\$326,365	\$326,365
2020	\$275,197	\$55,000	\$330,197	\$330,197

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.