

## LOCATION

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**Address:** [12344 GREEN ASH DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-16-13  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 3K600S

**Latitude:** 32.9509844384  
**Longitude:** -97.2618851733  
**TAD Map:** 2072-464  
**MAPSCO:** TAR-022D



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** VILLAGES OF WOODLAND SPRINGS Block 16 Lot 13

**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:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07636083

**Site Name:** VILLAGES OF WOODLAND SPRINGS-16-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,798

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,068

**Land Acres<sup>\*</sup>:** 0.3000

**Pool:** Y

<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

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**Current Owner:**

FRAZIER FAMILY TRUST

**Primary Owner Address:**

12344 GREEN ASH DR  
FORT WORTH, TX 76244

**Deed Date:** 4/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221112114](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRAZIER HEATHER;FRAZIER MICHAEL	3/18/2009	<a href="#">D209107722</a>	0000000	0000000
SUTTON FUNDING LLC	10/17/2008	<a href="#">D208413167</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	10/7/2008	<a href="#">D208392963</a>	0000000	0000000
TORRES AMY TORRES;TORRES MICAH	3/19/2007	<a href="#">D207106982</a>	0000000	0000000
SKOMER DONNA;SKOMER DOUGLAS	3/15/2002	00155470000201	0015547	0000201
DREES CUSTOM HOMES LP	8/7/2001	00150070000251	0015007	0000251
KELLER PROPERTY JV	1/1/2000	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$476,141	\$100,000	\$576,141	\$576,141
2023	\$487,694	\$100,000	\$587,694	\$533,144
2022	\$404,676	\$80,000	\$484,676	\$484,676
2021	\$393,680	\$80,000	\$473,680	\$440,987
2020	\$320,897	\$80,000	\$400,897	\$400,897

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.