



LOCATION

Address: [5456 PECAN CREEK CIR](#)

City: FORT WORTH

Georeference: 44715R-24-9

Subdivision: VILLAGES OF WOODLAND SPRINGS

Neighborhood Code: 3K600T

Latitude: 32.943593635

Longitude: -97.2637973467

TAD Map: 2072-464

MAPSCO: TAR-022H



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 24 Lot 9

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: 2002

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07638094

Site Name: VILLAGES OF WOODLAND SPRINGS-24-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,408

Percent Complete: 100%

Land Sqft^{*}: 4,594

Land Acres^{*}: 0.1054

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:

NARASIMHA TRUST

Primary Owner Address:

413 E GRINNELL DR
BURBANK, CA 91501

Deed Date: 1/19/2021

Deed Volume:

Deed Page:

Instrument: [D221020549](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARIRAO MURALIKRISHNA	1/15/2021	D221018162		
NARASIMHA TRUST	12/23/2016	D217026688		
HARIRAO MURALIKRISHNA	11/10/2016	D216266268		
TEDROW DANNY L;TEDROW GLORIA D	11/17/2004	D204366014	0000000	0000000
PRUDENTAIL RESIDENTIAL SVCS LP	10/26/2004	D204366013	0000000	0000000
HAMMAN BRENT M	7/29/2002	001587900000002	0015879	0000002
CONTINENTAL HOMES OF TEXAS LP	1/15/2002	00154180000322	0015418	0000322
KELLER PROPERTY JV	1/1/2000	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	\$0	\$0	\$0	\$0
2024	\$332,091	\$65,000	\$397,091	\$397,091
2023	\$364,175	\$65,000	\$429,175	\$429,175
2022	\$277,434	\$50,000	\$327,434	\$327,434
2021	\$209,228	\$50,000	\$259,228	\$259,228
2020	\$210,221	\$50,000	\$260,221	\$260,221

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

There are no exemptions for this property

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.