

LOCATION

Address: [11705 FICUS DR](#)

City: FORT WORTH

Georeference: 44715R-40-18

Subdivision: VILLAGES OF WOODLAND SPRINGS

Neighborhood Code: 3K600Q

Latitude: 32.9420155052

Longitude: -97.2687220823

TAD Map: 2066-464

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 40 Lot 18

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: 07639082

Site Name: VILLAGES OF WOODLAND SPRINGS-40-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,428

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

CSH PROPERTY ONE LLC

Primary Owner Address:

1717 MAIN ST STE 2000
DALLAS, TX 75201

Deed Date: 1/9/2020

Deed Volume:

Deed Page:

Instrument: [D220006949](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEB HOMES LLC	3/27/2019	D219063418		
VIRANI SALEEM	3/27/2019	D219063409		
HOYLE BILLY J;HOYLE ELIZABETH	4/16/2008	D208140661	0000000	0000000
BRUCCOLERI ANNASTA;BRUCCOLERI JONAS	8/20/2002	00159290000090	0015929	0000090
CONTINENTAL HOMES OF TEXAS LP	10/23/2001	00152170000247	0015217	0000247
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	\$302,586	\$70,000	\$372,586	\$372,586
2023	\$330,348	\$70,000	\$400,348	\$400,348
2022	\$257,994	\$60,000	\$317,994	\$317,994
2021	\$192,665	\$60,000	\$252,665	\$252,665
2020	\$192,665	\$60,000	\$252,665	\$252,665

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.