



LOCATION

Address: [11713 FICUS DR](#)

City: FORT WORTH

Georeference: 44715R-40-20

Subdivision: VILLAGES OF WOODLAND SPRINGS

Neighborhood Code: 3K600Q

Latitude: 32.9421474408

Longitude: -97.2684861978

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 20

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: 07639104

Site Name: VILLAGES OF WOODLAND SPRINGS-40-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,279

Percent Complete: 100%

Land Sqft^{*}: 4,600

Land Acres^{*}: 0.1056

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:

KANG CHAO

Primary Owner Address:

11713 FICUS DR
FORT WORTH, TX 76244

Deed Date: 4/18/2017

Deed Volume:

Deed Page:

Instrument: [D217086937](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ERICKSON DALE A	8/26/2002	00159320000135	0015932	0000135
CONTINENTAL HOMES OF TEXAS LP	7/6/2001	00150030000199	0015003	0000199
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$297,000	\$70,000	\$367,000	\$367,000
2023	\$303,000	\$70,000	\$373,000	\$373,000
2022	\$256,567	\$60,000	\$316,567	\$316,567
2021	\$195,997	\$60,000	\$255,997	\$255,997
2020	\$196,413	\$60,000	\$256,413	\$256,413

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.