

LOCATION

Address: [11737 FICUS DR](#)

City: FORT WORTH

Georeference: 44715R-40-26

Subdivision: VILLAGES OF WOODLAND SPRINGS

Neighborhood Code: 3K600Q

Latitude: 32.9425772766

Longitude: -97.2678557863

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 26

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: 07639171

Site Name: VILLAGES OF WOODLAND SPRINGS-40-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,454

Percent Complete: 100%

Land Sqft^{*}: 3,837

Land Acres^{*}: 0.0880

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:

MATTERN DANNY L

MATTERN SYLVIA I

Primary Owner Address:

11737 FICUS DR
FORT WORTH, TX 76244-4572

Deed Date: 12/18/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214006965](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MATTERN DANNY LEE	2/11/2002	00154850000371	0015485	0000371
CONTINENTAL HOMES OF TEXAS LP	4/11/2001	00148280000223	0014828	0000223
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	\$325,630	\$70,000	\$395,630	\$367,304
2023	\$331,777	\$70,000	\$401,777	\$333,913
2022	\$243,557	\$60,000	\$303,557	\$303,557
2021	\$226,539	\$60,000	\$286,539	\$286,539
2020	\$202,121	\$60,000	\$262,121	\$262,121

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.