



## LOCATION

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**Address:** [11936 HICKORY CIR](#)

**City:** FORT WORTH

**Georeference:** 44715R-22-1

**Subdivision:** VILLAGES OF WOODLAND SPRINGS

**Neighborhood Code:** 3K600T

**Latitude:** 32.9445085076

**Longitude:** -97.2625043909

**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

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**Legal Description:** VILLAGES OF WOODLAND SPRINGS Block 22 Lot 1

**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:** 2000

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07640889

**Site Name:** VILLAGES OF WOODLAND SPRINGS-22-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,317

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**Pool:** N

<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:**

DYER REBECCA

DOWNS COREY

**Primary Owner Address:**

11936 HICKORY CIR

KELLER, TX 76244

**Deed Date:** 8/23/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221249129](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILP JONATHAN;PHILP JULIA	6/13/2017	<a href="#">D217134063</a>		
RATNASAMI RAMAN;RATNASAMI SELVARAN	4/28/2001	00148600000251	0014860	0000251
LENAR HOMES OF TEXAS INC	4/27/2001	00148600000248	0014860	0000248
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$324,971	\$65,000	\$389,971	\$389,131
2023	\$329,000	\$65,000	\$394,000	\$353,755
2022	\$271,595	\$50,000	\$321,595	\$321,595
2021	\$174,749	\$50,000	\$224,749	\$224,749
2020	\$174,749	\$50,000	\$224,749	\$224,749

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.