



LOCATION

Address: [11853 HICKORY CIR](#)

City: FORT WORTH

Georeference: 44715R-23-11

Subdivision: VILLAGES OF WOODLAND SPRINGS

Neighborhood Code: 3K600T

Latitude: 32.9432989189

Longitude: -97.2630605148

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 23 Lot 11

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: 07641370

Site Name: VILLAGES OF WOODLAND SPRINGS-23-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,091

Percent Complete: 100%

Land Sqft^{*}: 5,750

Land Acres^{*}: 0.1320

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:

JANKOWSKI ANDY

Primary Owner Address:

732 W PLEASANTVIEW DR
HURST, TX 76054-3310

Deed Date: 8/15/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207291995](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JANKOWSKI ANDREW;JANKOWSKI KIMBERL	1/21/2002	00154220000013	0015422	0000013
LENAR HOMES OF TEXAS INC	1/21/2002	00154220000011	0015422	0000011
LENNAR HMS OF TX LAND & CONST	5/9/2001	00148790000061	0014879	0000061
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	\$273,860	\$65,000	\$338,860	\$338,860
2023	\$293,949	\$65,000	\$358,949	\$358,949
2022	\$252,698	\$50,000	\$302,698	\$302,698
2021	\$174,231	\$50,000	\$224,231	\$224,231
2020	\$174,231	\$50,000	\$224,231	\$224,231

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.