

LOCATION

Address: [12204 SWEET LEAF CT](#)

City: FORT WORTH

Georeference: 44715R-11-7

Subdivision: VILLAGES OF WOODLAND SPRINGS

Neighborhood Code: 3K600Q

Latitude: 32.9478440072

Longitude: -97.2594274915

TAD Map: 2072-464

MAPSCO: TAR-023E



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 11 Lot 7

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: 07641796

Site Name: VILLAGES OF WOODLAND SPRINGS-11-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,339

Percent Complete: 100%

Land Sqft^{*}: 8,060

Land Acres^{*}: 0.1850

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:

FRATUS STEVEN

FRATUS KRISTINA

Primary Owner Address:

445 MARSHALL RD
SOUTHLAKE, TX 76092

Deed Date: 12/3/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213312643](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES KRISTOPHER L;JONES ROBYN	3/17/2007	D207098725	0000000	0000000
PRIMACY CLOSING CORP	3/16/2007	D207098724	0000000	0000000
HOLCOMB ALEXANDR;HOLCOMB JAMES M	8/17/2001	00150900000191	0015090	0000191
MIKE SANDLIN HOMES INC	10/3/2000	00145570000303	0014557	0000303
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	\$271,000	\$70,000	\$341,000	\$341,000
2023	\$300,689	\$70,000	\$370,689	\$370,689
2022	\$239,656	\$60,000	\$299,656	\$299,656
2021	\$202,000	\$60,000	\$262,000	\$262,000
2020	\$185,000	\$60,000	\$245,000	\$245,000

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.