



## LOCATION

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**Address:** [12305 MAPLEWOOD DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-7-14  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 3K600S

**Latitude:** 32.9496164867  
**Longitude:** -97.258731816  
**TAD Map:** 2072-464  
**MAPSCO:** TAR-023A



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 7 Lot 14

**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:** 07967500

**Site Name:** VILLAGES OF WOODLAND SPRINGS-7-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,173

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,325

**Land Acres<sup>\*</sup>:** 0.2599

**Pool:** Y

<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:**

BOND SHANNA  
HOWARD CHRISTOPHER

**Primary Owner Address:**

12305 MAPLEWOOD DR  
FORT WORTH, TX 76244

**Deed Date:** 12/2/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222007320](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOND SHANNA	11/2/2021	<a href="#">D221322787</a>		
VALDES CYNTHIA;VALDES LOUIE J	11/30/2010	<a href="#">D210314127</a>	0000000	0000000
VALDES CYNTHIA L;VALDES LOUIS J	7/15/2008	<a href="#">D208282400</a>	0000000	0000000
SMITH STANLEY O	8/1/2005	<a href="#">D205230967</a>	0000000	0000000
MEARSTONE PROPERTIES LP	2/29/2004	<a href="#">D204191597</a>	0000000	0000000
SUTTER HOMES INC	6/3/2002	00157460000018	0015746	0000018
SANDLIN HOMES	1/1/2002	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$452,000	\$100,000	\$552,000	\$525,674
2023	\$419,799	\$100,000	\$519,799	\$477,885
2022	\$354,441	\$80,000	\$434,441	\$434,441
2021	\$275,817	\$80,000	\$355,817	\$355,817
2020	\$275,817	\$80,000	\$355,817	\$355,817

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.