

## LOCATION

**Address:** [12404 WATER OAK DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-8-2  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 3K600S

**Latitude:** 32.9510937522  
**Longitude:** -97.2601385341  
**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

**Legal Description:** VILLAGES OF WOODLAND SPRINGS Block 8 Lot 2

**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:** 07967632

**Site Name:** VILLAGES OF WOODLAND SPRINGS-8-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,658

**Percent Complete:** 100%

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

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

**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

**Current Owner:**

RAYFORD CONNIE M

**Primary Owner Address:**

12404 WATER OAK DR  
KELLER, TX 76244-6761

**Deed Date:** 6/2/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-18-088628

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAYFORD CONNIE M;RAYFORD ERIC L	7/2/2003	00166890000207	0016689	0000207
SANDLIN HOMES INC	6/27/2002	00158310000057	0015831	0000057
SANDLIN BROS JV	1/1/2002	00000000000000	0000000	0000000

## VALUES

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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	\$590,000	\$100,000	\$690,000	\$576,587
2023	\$547,857	\$100,000	\$647,857	\$524,170
2022	\$449,016	\$80,000	\$529,016	\$476,518
2021	\$382,885	\$80,000	\$462,885	\$433,198
2020	\$313,816	\$80,000	\$393,816	\$393,816

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

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- 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.