



LOCATION

Address: [12209 SHADYBROOK DR](#)

City: FORT WORTH

Georeference: 44715R-54-22

Subdivision: VILLAGES OF WOODLAND SPRINGS

Neighborhood Code: 3K600Q

Latitude: 32.9494169922

Longitude: -97.2745738764

TAD Map: 2066-464

MAPSCO: TAR-022C



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 54 Lot 22

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: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07974604

Site Name: VILLAGES OF WOODLAND SPRINGS-54-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,232

Percent Complete: 100%

Land Sqft^{*}: 7,130

Land Acres^{*}: 0.1636

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:

TERRY JOHN MARK

TERRY BARBARA

Primary Owner Address:

12209 SHADYBROOK DR

FORT WORTH, TX 76244

Deed Date: 6/20/2023

Deed Volume:

Deed Page:

Instrument: [D223108047](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAW FRANCOISE B	7/17/2015	D215161566		
STEVENS JAMES;STEVENS JOAN	10/31/2003	D203417340	0000000	0000000
ROYCE HOMES LP	12/16/2002	00162370000163	0016237	0000163
ONE WOODLAND SPRINGS LTD	1/1/2002	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$415,211	\$70,000	\$485,211	\$485,211
2023	\$423,068	\$70,000	\$493,068	\$371,626
2022	\$335,762	\$60,000	\$395,762	\$337,842
2021	\$247,129	\$60,000	\$307,129	\$307,129
2020	\$237,000	\$60,000	\$297,000	\$297,000

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

- 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.