

LOCATION

Address: [11840 MOORHEN CIR](#)

City: FORT WORTH

Georeference: 44715R-89-5

Subdivision: VILLAGES OF WOODLAND SPRINGS

Neighborhood Code: 3K600Q

Latitude: 32.9451515734

Longitude: -97.2733495011

TAD Map: 2066-464

MAPSCO: TAR-022G



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 89 Lot 5

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: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40264130

Site Name: VILLAGES OF WOODLAND SPRINGS-89-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,950

Percent Complete: 100%

Land Sqft^{*}: 8,050

Land Acres^{*}: 0.1848

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:

CUMMINS EVAN THOMAS

CUMMINS SARAH ELAINE

Primary Owner Address:

11840 MOORHEN CIR
FORT WORTH, TX 76244

Deed Date: 7/12/2021

Deed Volume:

Deed Page:

Instrument: [D221199258](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRINK JESSICA L;BRINK RYAN K	7/23/2004	D204245866	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	7/23/2004	D204245865	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	3/9/2004	D204077022	0000000	0000000
ONE WOODLAND SPRINGS LTD	1/1/2003	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	\$391,802	\$70,000	\$461,802	\$461,802
2023	\$399,118	\$70,000	\$469,118	\$469,118
2022	\$318,913	\$60,000	\$378,913	\$378,913
2021	\$273,676	\$60,000	\$333,676	\$333,676
2020	\$244,576	\$60,000	\$304,576	\$304,576

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.