

## LOCATION

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**Address:** [12212 VIENNA APPLE RD](#)

**City:** FORT WORTH

**Georeference:** 44715R-54-4

**Subdivision:** VILLAGES OF WOODLAND SPRINGS

**Neighborhood Code:** 3K600Q

**Latitude:** 32.9492531564

**Longitude:** -97.2749509149

**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

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**Legal Description:** VILLAGES OF WOODLAND SPRINGS Block 54 Lot 4

**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:** 40279871

**Site Name:** VILLAGES OF WOODLAND SPRINGS-54-4

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

**Parcels:** 1

**Approximate Size+++:** 2,418

**Percent Complete:** 100%

**Land Sqft\*:** 6,900

**Land Acres\*:** 0.1584

**Pool:** N

+++ Rounded.

\* 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:**

DOMIAN FRANCIS

**Primary Owner Address:**

12212 VIENNA APPLE RD  
KELLER, TX 76244-7559

**Deed Date:** 9/29/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216230249](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARK CHARLES R II;CLARK NITA M	11/15/2011	<a href="#">D211280826</a>	0000000	0000000
POWER KRISTENE;POWER SPENCER	9/28/2004	<a href="#">D204312926</a>	0000000	0000000
VILLAGE BUILDERS	1/7/2004	<a href="#">D204029021</a>	0000000	0000000
ONE WOODLAND SPRINGS LTD	1/1/2003	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	\$326,641	\$70,000	\$396,641	\$372,174
2023	\$332,776	\$70,000	\$402,776	\$338,340
2022	\$247,582	\$60,000	\$307,582	\$307,582
2021	\$227,380	\$60,000	\$287,380	\$287,380
2020	\$202,923	\$60,000	\$262,923	\$262,923

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.