

## LOCATION

**Address:** [11529 MADDIE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-71-15  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 3K600Q

**Latitude:** 32.9405442601  
**Longitude:** -97.2784441353  
**TAD Map:** 2066-460  
**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 71 Lot 15

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40319717

**Site Name:** VILLAGES OF WOODLAND SPRINGS-71-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,866

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,564

**Land Acres<sup>\*</sup>:** 0.1277

**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:**

DANIEL J & CHERYL D BERGER LIVING TRUST

**Primary Owner Address:**

6456 COLTON BLVD  
OAKLAND, CA 94611

**Deed Date:** 6/14/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222152850](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERGER CHERYL;BERGER DANIEL	10/2/2006	<a href="#">D206323089</a>	0000000	0000000
CHOICE HOMES INC	2/8/2005	<a href="#">D205038956</a>	0000000	0000000
KELLERWOODLAND SPRINGS III LTD	1/1/2003	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	\$297,068	\$70,000	\$367,068	\$367,068
2023	\$302,616	\$70,000	\$372,616	\$372,616
2022	\$241,595	\$60,000	\$301,595	\$301,595
2021	\$207,176	\$60,000	\$267,176	\$267,176
2020	\$185,031	\$60,000	\$245,031	\$245,031

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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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.