

LOCATION

Address: [11521 MADDIE AVE](#)

City: FORT WORTH

Georeference: 44715R-71-17

Subdivision: VILLAGES OF WOODLAND SPRINGS

Neighborhood Code: 3K600Q

Latitude: 32.940255228

Longitude: -97.2784479937

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 17

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: 2008

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40319733

Site Name: VILLAGES OF WOODLAND SPRINGS-71-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,681

Percent Complete: 100%

Land Sqft^{*}: 5,564

Land Acres^{*}: 0.1277

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:

SHIN LAUREN

PARK SUNG EUN

Primary Owner Address:

2501 MALLARD CT

KELLER, TX 76248

Deed Date: 12/4/2024

Deed Volume:

Deed Page:

Instrument: [D224218163](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BELTER MELISSA A	7/14/2009	D209191357	0000000	0000000
CHOICE HOMES INC	2/19/2008	D208061172	0000000	0000000
LOTS-R-US 4 LP	5/3/2007	D207161772	0000000	0000000
CHOICE HOMES INC	3/6/2007	D207084030	0000000	0000000
LOTS-R-US 4 LP	6/15/2006	D206189399	0000000	0000000
CHOICE HOMES INC	2/8/2005	D205038956	0000000	0000000
KELLERWOODLAND SPRINGS III 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	\$265,100	\$70,000	\$335,100	\$303,468
2023	\$268,462	\$70,000	\$338,462	\$275,880
2022	\$214,925	\$60,000	\$274,925	\$250,800
2021	\$168,000	\$60,000	\$228,000	\$228,000
2020	\$160,634	\$60,000	\$220,634	\$220,634

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.