



## LOCATION

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**Address:** [11657 MADDIE AVE](#)

**City:** FORT WORTH

**Georeference:** 44715R-71-5

**Subdivision:** VILLAGES OF WOODLAND SPRINGS

**Neighborhood Code:** 3K600Q

**Latitude:** 32.9415785096

**Longitude:** -97.2792077308

**TAD Map:** 2066-460

**MAPSCO:** TAR-022F



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 71 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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40687139

**Site Name:** VILLAGES OF WOODLAND SPRINGS-71-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,891

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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

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**Current Owner:**

FEAR RANDALL J

FEAR LESLIE

**Primary Owner Address:**

702 CHAPARRAL RD

BOWIE, TX 76230

**Deed Date:** 9/27/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206306265](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROUNDTABLE PROPERTIES LLC	6/25/2005	<a href="#">D205188878</a>	0000000	0000000
CHOICE HOMES INC	3/1/2005	<a href="#">D205059222</a>	0000000	0000000
KELLER-WOODLAND SPRGS III LTD	1/1/2004	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$260,000	\$70,000	\$330,000	\$330,000
2023	\$274,000	\$70,000	\$344,000	\$344,000
2022	\$165,361	\$60,000	\$225,361	\$225,361
2021	\$165,361	\$60,000	\$225,361	\$225,361
2020	\$165,361	\$60,000	\$225,361	\$225,361

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.