



**Address:** [2825 SPOTTED OWL DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-31-37  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.9503790279  
**Longitude:** -97.3001874346  
**TAD Map:** 2060-464  
**MAPSCO:** TAR-021D



This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** VILLAGES OF WOODLAND SPRINGS W Block 31 Lot 37

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40245241

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-31-37

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,746

**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

**Current Owner:**

FAKHARI ADAM  
FAKHARI ALICIA

**Primary Owner Address:**

PO BOX 313  
KELLER, TX 76244-0313

**Deed Date:** 3/31/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209089181](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANNIE MAE	2/3/2009	<a href="#">D209036310</a>	0000000	0000000
LUCKINBILL KENNETH B	3/21/2006	<a href="#">D206085273</a>	0000000	0000000
DR HORTON - TEXAS LTD	3/17/2005	<a href="#">D205196637</a>	0000000	0000000
WOODHAVEN PARTNERS LTD	10/23/2003	<a href="#">D203420797</a>	0000000	0000000
ONE PRAIRIE MEADOWS 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	\$367,823	\$70,000	\$437,823	\$419,698
2023	\$374,713	\$70,000	\$444,713	\$381,544
2022	\$328,681	\$50,000	\$378,681	\$346,858
2021	\$265,325	\$50,000	\$315,325	\$315,325
2020	\$243,093	\$50,000	\$293,093	\$293,093

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.