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Address: [12737 TIMBERLAND DR](#)
City: FORT WORTH
Georeference: A 265-11B02
Subdivision: CHIRINO, JOSE SURVEY
Neighborhood Code: 3K600H

Latitude: 32.956596683
Longitude: -97.2740994464
TAD Map: 2066-468
MAPSCO: TAR-022C



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

PROPERTY DATA

Legal Description: CHIRINO, JOSE SURVEY
Abstract 265 Tract 11B1 & 11B2 & 42210 BLK 1 LOT
1R1

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: 1990

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$738,794

Protest Deadline Date: 5/24/2024

Site Number: 03804453

Site Name: CHIRINO, JOSE SURVEY-11B02-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,326

Percent Complete: 100%

Land Sqft^{*}: 96,729

Land Acres^{*}: 2.2206

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:

HANLEY KATHY

Primary Owner Address:

12737 TIMBERLAND DR
FORT WORTH, TX 76244

Deed Date: 1/20/2021

Deed Volume:

Deed Page:

Instrument: [D223166511](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARY JOHN A EST JR	12/18/2015	142-15-184317		
GARY JOHN A EST JR;GARY NANCY	8/29/1994	00117130002377	0011713	0002377
O'BRIEN WILLIAM H	12/31/1900	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	\$427,764	\$311,030	\$738,794	\$624,360
2024	\$427,764	\$311,030	\$738,794	\$567,600
2023	\$400,556	\$311,030	\$711,586	\$516,000
2022	\$369,164	\$99,927	\$469,091	\$469,091
2021	\$401,686	\$99,927	\$501,613	\$501,613
2020	\$404,776	\$99,927	\$504,703	\$504,251

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.