



**Address:** [12801 TIMBERLAND DR](#)  
**City:** FORT WORTH  
**Georeference:** A 265-11B04  
**Subdivision:** CHIRINO, JOSE SURVEY  
**Neighborhood Code:** 3K600H

**Latitude:** 32.956326674  
**Longitude:** -97.2725230694  
**TAD Map:** 2066-468  
**MAPSCO:** TAR-022C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHIRINO, JOSE SURVEY  
Abstract 265 Tract 11B04

**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:** 1971  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03804488  
**Site Name:** CHIRINO, JOSE SURVEY 265 11B04  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,015  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 196,020  
**Land Acres<sup>\*</sup>:** 4.5000  
**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:**  
TOLAN STEVEN L  
TOLAN ELENA K  
**Primary Owner Address:**  
201 COUNTY RD 298  
EASTLAND, TX 76448

**Deed Date:** 5/24/2010  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D210267643](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CREGG DOROTHY BURROW	12/23/2002	000000000000000	0000000	0000000
CREGG D F ESTATE;CREGG DOROTHY	4/20/1971	00050290000824	0005029	0000824



## 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	\$256,046	\$425,000	\$681,046	\$681,046
2024	\$256,046	\$425,000	\$681,046	\$681,046
2023	\$213,063	\$425,000	\$638,063	\$638,063
2022	\$208,750	\$202,500	\$411,250	\$411,250
2021	\$181,171	\$202,500	\$383,671	\$383,671
2020	\$232,697	\$202,500	\$435,197	\$435,197

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.