



Address: [12601 LILLYBROOK LN](#)
City: FORT WORTH
Georeference: 27804B-5-1
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9553227708
Longitude: -97.2766234006
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: MC PHERSON RANCH Block 5
Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$388,000

Protest Deadline Date: 5/24/2024

Site Number: 40398811

Site Name: MC PHERSON RANCH-5-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,400

Percent Complete: 100%

Land Sqft^{*}: 10,018

Land Acres^{*}: 0.2299

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:

CHANDRASEKARAN SURESH
SURESH BALAMEENA

Primary Owner Address:

12601 LILLYBROOK LN
FORT WORTH, TX 76244

Deed Date: 7/31/2024

Deed Volume:

Deed Page:

Instrument: [D224137600](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATEL JINALBEN;PATEL NISHIT	9/22/2020	D220267260		
PATEL NISHIT	9/22/2020	D220267259		
PATEL DHARMISTHA;PATEL NISHIT	8/10/2017	D217184733		
BESANCON JOHN;BESANCON KELLI	11/7/2013	D213298597	0000000	0000000
COTTEN AUTUMN;COTTEN BRENT	11/12/2004	D204358931	0000000	0000000
D R HORTON TEXAS 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	\$316,500	\$71,500	\$388,000	\$388,000
2024	\$316,500	\$71,500	\$388,000	\$377,016
2023	\$317,763	\$71,500	\$389,263	\$342,742
2022	\$287,951	\$55,000	\$342,951	\$311,584
2021	\$228,258	\$55,000	\$283,258	\$283,258
2020	\$208,000	\$55,000	\$263,000	\$263,000

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.