



**Address:** [12605 LILLYBROOK LN](#)  
**City:** FORT WORTH  
**Georeference:** 27804B-5-2  
**Subdivision:** MC PHERSON RANCH  
**Neighborhood Code:** 3K600J

**Latitude:** 32.9555586434  
**Longitude:** -97.2767087761  
**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 2

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$415,716

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40398838

**Site Name:** MC PHERSON RANCH-5-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,800

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,454

**Land Acres<sup>\*</sup>:** 0.2399

**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:**

DAHSE SHARON R  
DAHSE JEFFREY P

**Primary Owner Address:**

12605 LILLYBROOK LN  
FORT WORTH, TX 76244

**Deed Date:** 10/28/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216255707](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIRSCHNER MIKE;KIRSCHNER PATRICIA	12/19/2013	<a href="#">D213322195</a>	0000000	0000000
HUSTON LOGAN WILLIAM	2/28/2013	<a href="#">D213055156</a>	0000000	0000000
DELGADO DANIEL S	4/16/2008	<a href="#">D208144587</a>	0000000	0000000
FED NATIONAL MORTGAGE ASSOC	12/5/2007	<a href="#">D208018257</a>	0000000	0000000
EVERHOME MORTGAGE CO	12/4/2007	<a href="#">D207435882</a>	0000000	0000000
WELLMAN KIMBERLY;WELLMAN MARK A	11/5/2004	<a href="#">D204346851</a>	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 <sup>+</sup>
2025	\$344,216	\$71,500	\$415,716	\$415,716
2024	\$344,216	\$71,500	\$415,716	\$399,123
2023	\$291,339	\$71,500	\$362,839	\$362,839
2022	\$298,723	\$55,000	\$353,723	\$331,900
2021	\$246,727	\$55,000	\$301,727	\$301,727
2020	\$230,783	\$55,000	\$285,783	\$285,783

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.