



Address: [12645 LILLYBROOK LN](#)
City: FORT WORTH
Georeference: 27804B-5-12
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9568894812
Longitude: -97.2758001773
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 12

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: ROBERT OLA COMPANY LLC dba OLA TAX (00955)

Protest Deadline Date: 5/24/2024

Site Number: 40398935
Site Name: MC PHERSON RANCH-5-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,257
Percent Complete: 100%
Land Sqft^{*}: 8,330
Land Acres^{*}: 0.1912
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:

GARG NITIN
GARG NIMISHA

Primary Owner Address:

13583 MYREN DR
SARATOGA, CA 95070

Deed Date: 2/6/2017
Deed Volume:
Deed Page:
Instrument: [D217029711](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|-----------|----------------------------|-------------|-----------|
| WOOD APRIL;WOOD ROBERT E | 9/17/2004 | D204303486 | 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 | \$305,588 | \$65,000 | \$370,588 | \$370,588 |
| 2024 | \$305,588 | \$65,000 | \$370,588 | \$370,588 |
| 2023 | \$290,000 | \$65,000 | \$355,000 | \$355,000 |
| 2022 | \$274,961 | \$50,000 | \$324,961 | \$324,961 |
| 2021 | \$195,000 | \$50,000 | \$245,000 | \$245,000 |
| 2020 | \$195,000 | \$50,000 | \$245,000 | \$245,000 |

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

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.