



Address: [12649 LILLYBROOK LN](#)
City: FORT WORTH
Georeference: 27804B-5-13
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9568880939
Longitude: -97.2755506309
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 13

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)
Protest Deadline Date: 5/24/2024

Site Number: 40398943
Site Name: MC PHERSON RANCH-5-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,513
Percent Complete: 100%
Land Sqft^{*}: 9,877
Land Acres^{*}: 0.2267
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:
DUNLAP BRIAN
DUNLAP BARBARA JO
Primary Owner Address:
12649 LILLYBROOK LN
KELLER, TX 76244-5747

Deed Date: 11/15/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D204362146](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	1/1/2003	0000000000000000	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	\$314,386	\$71,500	\$385,886	\$385,886
2024	\$314,386	\$71,500	\$385,886	\$385,886
2023	\$322,406	\$71,500	\$393,906	\$353,288
2022	\$280,000	\$55,000	\$335,000	\$321,171
2021	\$236,974	\$55,000	\$291,974	\$291,974
2020	\$216,857	\$55,000	\$271,857	\$271,857

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.