



**Address:** [12949 PRICKLYBRANCH DR](#)  
**City:** FORT WORTH  
**Georeference:** 42205-7-2  
**Subdivision:** TIMBERLAND-FT WORTH  
**Neighborhood Code:** 3K600L

**Latitude:** 32.9633216055  
**Longitude:** -97.2629837957  
**TAD Map:** 2072-468  
**MAPSCO:** TAR-008Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIMBERLAND-FT WORTH Block  
7 Lot 2

**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:** 2010

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$278,326

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

**Site Number:** 40912868

**Site Name:** TIMBERLAND-FT WORTH-7-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,507

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1699

**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:**

VONALMAN TURNER JAMES  
POLLARD ASHLIE M

**Primary Owner Address:**

12949 PRICKLYBRANCH DR  
FORT WORTH, TX 76244

**Deed Date:** 12/22/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221092922](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VONALMAN ASHLIE;VONALMAN TURNER JAMES	12/22/2020	<a href="#">D220339875</a>		
CANAS MELISSA HELEN	11/28/2016	<a href="#">D216277406</a>		
SPRINGER BRENT J	4/13/2010	<a href="#">D210085252</a>	0000000	0000000
CENTEX HOMES	1/1/2005	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	\$213,326	\$65,000	\$278,326	\$278,326
2024	\$213,326	\$65,000	\$278,326	\$262,722
2023	\$220,074	\$65,000	\$285,074	\$238,838
2022	\$180,595	\$50,000	\$230,595	\$217,125
2021	\$147,386	\$50,000	\$197,386	\$197,386
2020	\$136,383	\$50,000	\$186,383	\$186,383

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.