



Address: [12945 PRICKLYBRANCH DR](#)
City: FORT WORTH
Georeference: 42205-7-3
Subdivision: TIMBERLAND-FT WORTH
Neighborhood Code: 3K600L

Latitude: 32.9631490036
Longitude: -97.2629503992
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 3

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: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Protest Deadline Date: 5/24/2024

Site Number: 40912876
Site Name: TIMBERLAND-FT WORTH-7-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,640
Percent Complete: 100%
Land Sqft^{*}: 6,534
Land Acres^{*}: 0.1500
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:

ANDREWS CHRISTOPHER
ANDREWS TONI L

Primary Owner Address:

1012 SPANISH TR
KELLER, TX 76262-6891

Deed Date: 8/20/2010
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D210208025](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTEX HOMES	1/1/2005	0000000000000000	00000000	00000000

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	\$183,713	\$65,000	\$248,713	\$248,713
2024	\$183,713	\$65,000	\$248,713	\$248,713
2023	\$237,553	\$65,000	\$302,553	\$302,553
2022	\$176,000	\$50,000	\$226,000	\$226,000
2021	\$146,820	\$50,000	\$196,820	\$196,820
2020	\$146,820	\$50,000	\$196,820	\$196,820

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.