



Address: [12901 PRICKLYBRANCH DR](#)
City: FORT WORTH
Georeference: 42205-7-14
Subdivision: TIMBERLAND-FT WORTH
Neighborhood Code: 3K600L

Latitude: 32.9616002774
Longitude: -97.2626504963
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 14

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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40912981

Site Name: TIMBERLAND-FT WORTH-7-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,488

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

FLORES JOSE I

FLORES MARIA E

Primary Owner Address:

195 ROPANGO WAY
HEMET, CA 92545

Deed Date: 6/27/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211151666](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	1/11/2011	D211034587	0000000	0000000
WELLS FARGO BANK N A	1/4/2011	D211005919	0000000	0000000
DRYDEN LAURA LEE	10/26/2006	D206349211	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 ⁺
2025	\$207,789	\$65,000	\$272,789	\$272,789
2024	\$207,789	\$65,000	\$272,789	\$272,789
2023	\$214,378	\$65,000	\$279,378	\$279,378
2022	\$175,953	\$50,000	\$225,953	\$225,953
2021	\$143,628	\$50,000	\$193,628	\$193,628
2020	\$132,925	\$50,000	\$182,925	\$182,925

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.