



Address: [12837 PRICKLYBRANCH DR](#)
City: FORT WORTH
Georeference: 42205-7-16
Subdivision: TIMBERLAND-FT WORTH
Neighborhood Code: 3K600L

Latitude: 32.9613289139
Longitude: -97.2625980612
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 16

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: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40913015
Site Name: TIMBERLAND-FT WORTH-7-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,435
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:

Y&L REALTY SERIES LLC - SERIES PRICKLYBRANCH

Primary Owner Address:

3317 UNIVERSITY PARK LN
IRVING, TX 75062

Deed Date: 5/8/2023
Deed Volume:
Deed Page:
Instrument: [D223079483](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIU YING;YUAN CHAOFAN	10/21/2015	D215241269		
ROMINE LISA;ROMINE MICHAEL	8/16/2006	D206268824	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	\$338,000	\$65,000	\$403,000	\$403,000
2024	\$338,000	\$65,000	\$403,000	\$403,000
2023	\$338,000	\$65,000	\$403,000	\$403,000
2022	\$335,390	\$50,000	\$385,390	\$385,390
2021	\$225,406	\$50,000	\$275,406	\$275,406
2020	\$209,305	\$50,000	\$259,305	\$259,305

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.