



**Address:** [12833 PRICKLYBRANCH DR](#)  
**City:** FORT WORTH  
**Georeference:** 42205-7-17  
**Subdivision:** TIMBERLAND-FT WORTH  
**Neighborhood Code:** 3K600L

**Latitude:** 32.9611933403  
**Longitude:** -97.2625718837  
**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 17

**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:** 40913023

**Site Name:** TIMBERLAND-FT WORTH-7-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,391

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

**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:**

KILLEA PROPERTIES LLC

**Primary Owner Address:**

1349 LAKEVIEW DR  
SOUTHLAKE, TX 76092

**Deed Date:** 11/30/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219000971](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FARSON SEAN T	11/26/2018	<a href="#">D218259767</a>		
OPENDOOR PROPERTY D LLC	8/3/2018	<a href="#">D218172454</a>		
ANDERSON HOLLY C	3/17/2014	<a href="#">D214061131</a>	0000000	0000000
HUBENAK HOLLY C	8/17/2006	<a href="#">D206274824</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	\$200,408	\$65,000	\$265,408	\$265,408
2024	\$200,408	\$65,000	\$265,408	\$265,408
2023	\$206,741	\$65,000	\$271,741	\$271,741
2022	\$166,652	\$50,000	\$216,652	\$216,652
2021	\$138,477	\$50,000	\$188,477	\$188,477
2020	\$127,343	\$50,000	\$177,343	\$177,343

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.