



Address: [12829 PRICKLYBRANCH DR](#)
City: FORT WORTH
Georeference: 42205-7-18
Subdivision: TIMBERLAND-FT WORTH
Neighborhood Code: 3K600L

Latitude: 32.9610589694
Longitude: -97.2625470389
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 18

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: 40913031

Site Name: TIMBERLAND-FT WORTH-7-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,507

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:

RANA SANJEEV

RANA MADHU

Primary Owner Address:

3000 OAK CREST DR
FLOWER MOUND, TX 75022

Deed Date: 3/1/2018

Deed Volume:

Deed Page:

Instrument: [D218045679](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALDERAS CARLOS;BALDERAS MARIBEL	7/11/2013	D213226686	0000000	0000000
BALDERAS CARLOS;BALDERAS MANUEL	8/8/2006	D206273122	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	\$209,784	\$65,000	\$274,784	\$274,784
2024	\$209,784	\$65,000	\$274,784	\$274,784
2023	\$216,429	\$65,000	\$281,429	\$281,429
2022	\$177,697	\$50,000	\$227,697	\$227,697
2021	\$145,112	\$50,000	\$195,112	\$195,112
2020	\$133,097	\$50,000	\$183,097	\$183,097

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.