



**Address:** [12817 PRICKLYBRANCH DR](#)  
**City:** FORT WORTH  
**Georeference:** 42205-7-21  
**Subdivision:** TIMBERLAND-FT WORTH  
**Neighborhood Code:** 3K600L

**Latitude:** 32.9606548995  
**Longitude:** -97.2624685384  
**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 21

**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:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40913074  
**Site Name:** TIMBERLAND-FT WORTH-7-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,640  
**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:**  
THE ALBERTA AGYEMANG LIVING TRUST  
**Primary Owner Address:**  
1635 PEGASUS WAY  
SAN MARCOS, CA 92069

**Deed Date:** 7/8/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217030952](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AGYEMANG ALBERTA	9/22/2014	<a href="#">D215054068</a>		
AGYEMANG ALBERTA;AGYEMANG N A	10/25/2010	<a href="#">D210265493</a>	0000000	0000000
CENTEX HOMES	1/1/2005	0000000000000000	0000000	0000000



## VALUES

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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	\$230,243	\$65,000	\$295,243	\$295,243
2024	\$230,243	\$65,000	\$295,243	\$295,243
2023	\$237,553	\$65,000	\$302,553	\$302,553
2022	\$194,754	\$50,000	\$244,754	\$244,754
2021	\$158,751	\$50,000	\$208,751	\$208,751
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

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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.