



**Address:** [12813 PRICKLYBRANCH DR](#)  
**City:** FORT WORTH  
**Georeference:** 42205-7-22  
**Subdivision:** TIMBERLAND-FT WORTH  
**Neighborhood Code:** 3K600L

**Latitude:** 32.9605200348  
**Longitude:** -97.2624428252  
**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 22

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$266,500

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40913082

**Site Name:** TIMBERLAND-FT WORTH-7-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,354

**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:**

BURKER MICHAEL

**Primary Owner Address:**

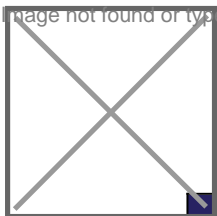
4160 COUNTRYSIDE CT  
GRAPEVINE, TX 76051

**Deed Date:** 10/14/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224187128](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURKE SUSAN LOUISE	9/20/2024	<a href="#">D224169213</a>		
CABRERA ROBERT	11/24/2014	<a href="#">D214261569</a>		
TERRELL BRANDON	7/22/2013	<a href="#">D213195439</a>	0000000	0000000
PADGETT JIMMY A	9/24/2010	<a href="#">D210236543</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	\$201,500	\$65,000	\$266,500	\$266,500
2024	\$201,500	\$65,000	\$266,500	\$266,500
2023	\$207,842	\$65,000	\$272,842	\$272,842
2022	\$170,770	\$50,000	\$220,770	\$220,770
2021	\$139,586	\$50,000	\$189,586	\$189,586
2020	\$129,259	\$50,000	\$179,259	\$179,259

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.