



Address: [12809 PRICKLYBRANCH DR](#)
City: FORT WORTH
Georeference: 42205-7-23
Subdivision: TIMBERLAND-FT WORTH
Neighborhood Code: 3K600L

Latitude: 32.9603844033
Longitude: -97.2624166775
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 23

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: 2009

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$302,480

Protest Deadline Date: 5/24/2024

Site Number: 41108361

Site Name: TIMBERLAND-FT WORTH-7-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,679

Percent Complete: 100%

Land Sqft^{*}: 5,467

Land Acres^{*}: 0.1255

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:

SANCHEZ ENMA

Primary Owner Address:

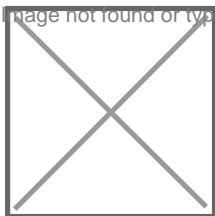
12809 PRICKLYBRANCH DR
FORT WORTH, TX 76244

Deed Date: 6/11/2015

Deed Volume:

Deed Page:

Instrument: [D215126184](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SRP TRS SUB LLC	12/2/2014	D214274976		
POWELL JEREMY R	8/24/2009	D209235624	0000000	0000000
CENTEX HOMES	1/1/2006	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	\$237,480	\$65,000	\$302,480	\$284,306
2024	\$237,480	\$65,000	\$302,480	\$258,460
2023	\$245,037	\$65,000	\$310,037	\$234,964
2022	\$163,604	\$50,000	\$213,604	\$213,604
2021	\$163,604	\$50,000	\$213,604	\$210,298
2020	\$151,276	\$50,000	\$201,276	\$191,180

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

- HOMESTEAD GENERAL 11.13(b)

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.