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**Address:** [12760 PRICKLYBRANCH DR](#)  
**City:** FORT WORTH  
**Georeference:** 42205-13-1  
**Subdivision:** TIMBERLAND-FT WORTH  
**Neighborhood Code:** 3K600L

**Latitude:** 32.9599860302  
**Longitude:** -97.2618060325  
**TAD Map:** 2072-468  
**MAPSCO:** TAR-008Z



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** TIMBERLAND-FT WORTH Block  
13 Lot 1

**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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$403,813

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

**Site Number:** 41108523

**Site Name:** TIMBERLAND-FT WORTH-13-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,498

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 613

**Land Acres<sup>\*</sup>:** 0.0140

**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:**

CZECHOWICZ KEVIN  
CZECHOWICZ APRIL

**Primary Owner Address:**

12760 PRICKLYBRANCH DR  
KELLER, TX 76244-4375

**Deed Date:** 3/26/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207105851](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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 <sup>+</sup>
2025	\$338,813	\$65,000	\$403,813	\$345,017
2024	\$338,813	\$65,000	\$403,813	\$313,652
2023	\$344,566	\$65,000	\$409,566	\$285,138
2022	\$209,216	\$50,000	\$259,216	\$259,216
2021	\$209,216	\$50,000	\$259,216	\$259,216
2020	\$209,216	\$50,000	\$259,216	\$259,216

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.