



Address: [12741 CEDAR HOLLOW DR](#)
City: FORT WORTH
Georeference: 42205-13-17
Subdivision: TIMBERLAND-FT WORTH
Neighborhood Code: 3K600L

Latitude: 32.9593869248
Longitude: -97.2605518132
TAD Map: 2072-468
MAPSCO: TAR-009W



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
13 Lot 17

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: 2007
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$310,951
Protest Deadline Date: 5/24/2024

Site Number: 41108701
Site Name: TIMBERLAND-FT WORTH-13-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,725
Percent Complete: 100%
Land Sqft^{*}: 5,658
Land Acres^{*}: 0.1298
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:
CANDELARIA SHAWNA MARIA
CANDELARIA M
Primary Owner Address:
12741 CEDAR HOLLOW DR
KELLER, TX 76244-4381

Deed Date: 4/25/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207150431](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTEX HOMES	1/1/2006	0000000000000000	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	\$245,951	\$65,000	\$310,951	\$310,951
2024	\$245,951	\$65,000	\$310,951	\$292,222
2023	\$253,782	\$65,000	\$318,782	\$265,656
2022	\$208,035	\$50,000	\$258,035	\$241,505
2021	\$169,550	\$50,000	\$219,550	\$219,550
2020	\$156,801	\$50,000	\$206,801	\$206,801

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.