



Address: [12709 PRICKLYBRANCH DR](#)
City: FORT WORTH
Georeference: 42205-14-8
Subdivision: TIMBERLAND-FT WORTH
Neighborhood Code: 3K600L

Latitude: 32.9580932545
Longitude: -97.2619754281
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
14 Lot 8

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 41108965

Site Name: TIMBERLAND-FT WORTH-14-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,526

Percent Complete: 100%

Land Sqft^{*}: 5,598

Land Acres^{*}: 0.1285

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:

BREINHOLT JEREMY

BREINHOLT JAELYN

Primary Owner Address:

12709 PRICKLYBRANCH DR
FORT WORTH, TX 76244-4376

Deed Date: 8/31/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212215193](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	5/2/2012	D212155101	0000000	0000000
JPMORGAN CHASE BANK NA	4/3/2012	D212084864	0000000	0000000
WALLS KAREN;WALLS ROBERT	6/1/2007	D207206424	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	\$173,418	\$65,000	\$238,418	\$238,418
2024	\$173,418	\$65,000	\$238,418	\$238,418
2023	\$219,249	\$65,000	\$284,249	\$224,917
2022	\$179,989	\$50,000	\$229,989	\$204,470
2021	\$135,882	\$50,000	\$185,882	\$185,882
2020	\$135,882	\$50,000	\$185,882	\$185,882

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.