



**Address:** [12736 LOST PRAIRIE DR](#)  
**City:** FORT WORTH  
**Georeference:** 42205-20-10  
**Subdivision:** TIMBERLAND-FT WORTH  
**Neighborhood Code:** 3K600L

**Latitude:** 32.9586924641  
**Longitude:** -97.2562290078  
**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  
20 Lot 10

**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

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

**Site Number:** 41415086

**Site Name:** TIMBERLAND-FT WORTH-20-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,085

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,968

**Land Acres<sup>\*</sup>:** 0.1370

**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:**

DAHAL AMBAR BAHADUR  
GURUNG AMRITA

**Primary Owner Address:**

12736 LOST PRAIRIE DR  
FORT WORTH, TX 76244

**Deed Date:** 4/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221114507](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THAPA CHIDANANDA;THAPA TEK	8/10/2015	<a href="#">D215178212</a>		
GIRI INDU;GIRI RAM CHANDRA	4/23/2013	<a href="#">D213104125</a>	0000000	0000000
ROUNDY DAVID H;ROUNDY KINZIE S	4/16/2010	<a href="#">D210089114</a>	0000000	0000000
CENTEX HOMES	1/1/2008	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	\$243,446	\$65,000	\$308,446	\$308,446
2024	\$243,446	\$65,000	\$308,446	\$308,446
2023	\$259,697	\$65,000	\$324,697	\$319,365
2022	\$240,332	\$50,000	\$290,332	\$290,332
2021	\$195,423	\$50,000	\$245,423	\$245,423
2020	\$180,533	\$50,000	\$230,533	\$230,533

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.