



Address: [12737 NORTHERN PINE DR](#)
City: FORT WORTH
Georeference: 42205-20-13
Subdivision: TIMBERLAND-FT WORTH
Neighborhood Code: 3K600L

Latitude: 32.9583937078
Longitude: -97.2558758712
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 13

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

Protest Deadline Date: 5/24/2024

Site Number: 41415116

Site Name: TIMBERLAND-FT WORTH-20-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,507

Percent Complete: 100%

Land Sqft^{*}: 5,830

Land Acres^{*}: 0.1338

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:

CHIN WAN FAN

CHIN CHAO CHUNG

Primary Owner Address:

9401 WOOD DUCK DR
FORT WORTH, TX 76118

Deed Date: 2/3/2015

Deed Volume:

Deed Page:

Instrument: [D215024968](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANE STUART E	7/21/2009	D209195616	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 ⁺
2025	\$212,336	\$65,000	\$277,336	\$277,336
2024	\$212,336	\$65,000	\$277,336	\$277,336
2023	\$219,058	\$65,000	\$284,058	\$284,058
2022	\$179,766	\$50,000	\$229,766	\$229,766
2021	\$146,711	\$50,000	\$196,711	\$196,711
2020	\$135,762	\$50,000	\$185,762	\$185,762

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

There are no exemptions for this property

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.