



Address: [12620 TIMBERLAND BLVD](#)
City: FORT WORTH
Georeference: 42212K-1-4
Subdivision: TIMBERLAND CROSSING
Neighborhood Code: Food Service General

Latitude: 32.954207561
Longitude: -97.2768361193
TAD Map:
MAPSCO: TAR-022C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TIMBERLAND CROSSING Block
1 Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: F1

Year Built: 2018

Personal Property Account: [14634614](#)

Agent: CANDACE RUBIN (09591)

Notice Sent Date: 4/15/2025

Notice Value: \$1,403,578

Protest Deadline Date: 5/31/2024

Site Number: 800029627

Site Name: CHICKEN EXPRESS

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: CHICKEN EXPRESS/42244321

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 3,191

Net Leasable Area⁺⁺⁺: 3,191

Percent Complete: 100%

Land Sqft^{*}: 46,238

Land Acres^{*}: 1.0620

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:

LINE 5 HOLDINGS LP

Primary Owner Address:

1201 N RIVERFRONT DR STE 100
DALLAS, TX 75207

Deed Date: 2/5/2018

Deed Volume:

Deed Page:

Instrument: [D218027187](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|-----------|----------------------------|-------------|-----------|
| BERLIN ERIC P;LINE 5 HOLDINGS LP | 2/4/2018 | D218027186 | | |
| BERLIN ERIC P;BERLIN RONALD P;LINE 5 HOLDINGS LP | 2/3/2018 | D218027185 | | |
| BERLIN ERIC P;BERLIN RONALD P;PLATT ANNE B | 2/2/2018 | D218027184 | | |
| BERLIN RONALD P;PLATT ANNE B;SWIFT FOWL PARTNERS LP | 2/1/2018 | D218027183 | | |
| BERLIN RONALD P;SWIFT FOWL PARTNERS LP | 1/31/2018 | D218027182 | | |
| SWIFT FOWL PARTNERS LP | 8/1/2017 | D217097671 | | |

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 | \$848,722 | \$554,856 | \$1,403,578 | \$1,403,578 |
| 2024 | \$839,611 | \$554,856 | \$1,394,467 | \$1,394,467 |
| 2023 | \$795,144 | \$554,856 | \$1,350,000 | \$1,350,000 |
| 2022 | \$769,383 | \$554,856 | \$1,324,239 | \$1,324,239 |
| 2021 | \$673,103 | \$554,856 | \$1,227,959 | \$1,227,959 |
| 2020 | \$1,051,398 | \$554,856 | \$1,606,254 | \$1,606,254 |

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.