



Address: [12672 TIMBERLAND BLVD](#)
City: FORT WORTH
Georeference: 42212K-1-10
Subdivision: TIMBERLAND CROSSING
Neighborhood Code: Day Care General

Latitude: 32.9545151009
Longitude: -97.2752250506
TAD Map: 2066-468
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 10

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: [14628614](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 5/1/2025

Notice Value: \$3,851,167

Protest Deadline Date: 5/31/2024

Site Number: 800022105
Site Name: XPLORE DAYCARE
Site Class: DayCare - Day Care Center
Parcels: 1
Primary Building Name: XPLORE / 42268581
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 13,899
Net Leasable Area⁺⁺⁺: 13,899
Percent Complete: 100%
Land Sqft^{*}: 114,411
Land Acres^{*}: 2.6270
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:
GRAND VENTURES TEXAS LLC
Primary Owner Address:
438 NW 58TH PL
DES MOINES, IA 50313

Deed Date: 12/28/2020
Deed Volume:
Deed Page:
Instrument: [D220344652](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DRIM LLC	9/7/2017	D217211109		



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	\$2,477,983	\$1,373,184	\$3,851,167	\$3,837,600
2024	\$2,511,408	\$686,592	\$3,198,000	\$3,198,000
2023	\$2,199,679	\$686,592	\$2,886,271	\$2,886,271
2022	\$2,086,120	\$686,592	\$2,772,712	\$2,772,712
2021	\$1,813,408	\$686,592	\$2,500,000	\$2,500,000
2020	\$1,813,408	\$686,592	\$2,500,000	\$2,500,000

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.