



Address: [4012 KNOLLBROOK LN](#)
City: FORT WORTH
Georeference: 14557-13-11
Subdivision: FOSSIL CREEK #2 ADDITION
Neighborhood Code: 3K100G

Latitude: 32.8493180836
Longitude: -97.29680199
TAD Map: 2060-428
MAPSCO: TAR-049D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOSSIL CREEK #2 ADDITION
Block 13 Lot 11

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800033230

Site Name: FOSSIL CREEK #2 ADDITION 13 11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,503

Percent Complete: 100%

Land Sqft^{*}: 5,953

Land Acres^{*}: 0.1367

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:

BOHANNON ANDREW D
BOHANNON APRIL

Primary Owner Address:

4012 KNOLLBROOK LN
FORT WORTH, TX 76137

Deed Date: 2/18/2021

Deed Volume:

Deed Page:

Instrument: [D221047775](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------|-----------|----------------------------|-------------|-----------|
| LEE JOHN S | 1/25/2019 | D219015654 | | |



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 | \$294,584 | \$75,000 | \$369,584 | \$369,584 |
| 2024 | \$294,584 | \$75,000 | \$369,584 | \$369,584 |
| 2023 | \$316,169 | \$75,000 | \$391,169 | \$391,169 |
| 2022 | \$303,661 | \$55,000 | \$358,661 | \$358,661 |
| 2021 | \$246,066 | \$55,000 | \$301,066 | \$301,066 |
| 2020 | \$238,221 | \$55,000 | \$293,221 | \$293,221 |

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.