



Tarrant Appraisal District Property Information | PDF Account Number: 42662565

Address: 2609 PRICKLY PINE TR

City: FORT WORTH Georeference: 41142-A-6 Subdivision: SYCAMORE LANDING Neighborhood Code: 4S360S

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

PROPERTY DATA

Legal Description: SYCAMORE LANDING Block A Lot 6 Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CROWLEY ISD (912) State Code: A Year Built: 2022 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/24/2024 Latitude: 32.6243984149 Longitude: -97.3600326865 TAD Map: 2042-344 MAPSCO: TAR-104N



Site Number: 800055037 Site Name: SYCAMORE LANDING Block A Lot 6 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,740 Percent Complete: 100% Land Sqft^{*}: 6,970 Land Acres^{*}: 0.1600 Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

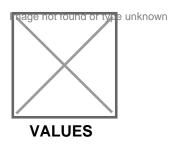
Current Owner:

KUMI-YEBOAH ISAAC KWAME PAPPOE SHADRACK KUMI-YEBOAH GLADYS AKU

Primary Owner Address:

2609 PRICKLY PINE TRL FORT WORTH, TX 76123 Deed Date: 3/3/2023 Deed Volume: Deed Page: Instrument: D223036670

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGEND CLASSIC HOMES LTD	1/10/2022	<u>D222037271</u>		



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$298,980	\$40,000	\$338,980	\$338,980
2024	\$298,980	\$40,000	\$338,980	\$338,980
2023	\$361,681	\$40,000	\$401,681	\$401,681
2022	\$0	\$28,000	\$28,000	\$28,000
2021	\$0	\$28,000	\$28,000	\$28,000
0	\$0	\$0	\$0	\$0

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.