



Address: [2521 PRICKLY PINE TR](#)
City: FORT WORTH
Georeference: 41142-C-5
Subdivision: SYCAMORE LANDING
Neighborhood Code: 4S360S

Latitude: 32.6245251757
Longitude: -97.358663428
TAD Map: 2042-344
MAPSCO: TAR-104P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SYCAMORE LANDING Block C
Lot 5

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: 2021
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800055093
Site Name: SYCAMORE LANDING Block C Lot 5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,876
Percent Complete: 100%
Land Sqft^{*}: 5,000
Land Acres^{*}: 0.1148
Pool: N

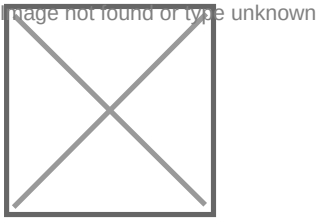
⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
NIKZAD ARIF
Primary Owner Address:
2521 PRICKLY PINE TRL
FORT WORTH, TX 76123

Deed Date: 12/15/2022
Deed Volume:
Deed Page:
Instrument: 217045153

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ISHAQ ARIF HUSSAIN MUHAMMAD	2/3/2022	D222033503		
LEGEND CLASSIC HOMES LTD	7/21/2021	D221217182		



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	\$279,256	\$40,000	\$319,256	\$319,256
2024	\$279,256	\$40,000	\$319,256	\$319,256
2023	\$307,808	\$40,000	\$347,808	\$347,808
2022	\$157,679	\$40,000	\$197,679	\$197,679
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.