

Tarrant Appraisal District

Property Information | PDF

Account Number: 03804488

Address: 12801 TIMBERLAND DR

City: FORT WORTH

Georeference: A 265-11B04

Subdivision: CHIRINO, JOSE SURVEY

Neighborhood Code: 3K600H

Latitude: 32.956326674 Longitude: -97.2725230694

**TAD Map:** 2066-468 **MAPSCO:** TAR-022C





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

## PROPERTY DATA

Legal Description: CHIRINO, JOSE SURVEY

Abstract 265 Tract 11B04

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KELLER ISD (907) State Code: A

Year Built: 1971

Personal Property Account: N/A

Agent: None

**Protest Deadline Date: 5/15/2025** 

**Site Number:** 03804488

Site Name: CHIRINO, JOSE SURVEY 265 11B04

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,015 Percent Complete: 100% Land Sqft\*: 196,020

Land Acres\*: 4.5000

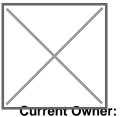
Pool: N

+++ Rounded.

## **OWNER INFORMATION**

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



TOLAN STEVEN L TOLAN ELENA K

**Primary Owner Address:** 201 COUNTY RD 298 EASTLAND, TX 76448

Deed Date: 5/24/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: D210267643

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CREGG DOROTHY BURROW	12/23/2002	00000000000000	0000000	0000000
CREGG D F ESTATE;CREGG DOROTHY	4/20/1971	00050290000824	0005029	0000824

## **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	\$0	\$0	\$0	\$0
2024	\$256,046	\$425,000	\$681,046	\$681,046
2023	\$213,063	\$425,000	\$638,063	\$638,063
2022	\$208,750	\$202,500	\$411,250	\$411,250
2021	\$181,171	\$202,500	\$383,671	\$383,671
2020	\$232,697	\$202,500	\$435,197	\$435,197

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.