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Tarrant Appraisal District  
Property Information | PDF  
**Account Number: 06189423**

**Address:** [1227 MCPHERSON RD](#)

**City:** FORT WORTH

**Georeference:** A1061-1B01

**Subdivision:** MCVANE, DANIEL SURVEY

**Neighborhood Code:** 1A010X

**Latitude:** 32.6099290118

**Longitude:** -97.2982917221

**TAD Map:** 2060-340

**MAPSCO:** TAR-105Z



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

## PROPERTY DATA

**Legal Description:** MCVANE, DANIEL SURVEY  
Abstract 1061 Tract 1B01 1B2 1B3 1B9 1B10 1B11  
1C 1D 1E1 1F 1G 1K 1L & SHELBY CO SCHOOL  
LAND SURVEY A1375 TRS 7 & 7D

**Jurisdictions:**

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

EVERMAN ISD (00)

**Site Number:** 80677312

**Site Name:** MCVANE, DANIEL SURVEY 1061 1B01 1B2 1B3 1B9 1B10 1B11 1C 1D 1E1

**Site Class:** ResAg - Residential - Agricultural

**Parcels:** 2

**Approximate Size**+++: 0

**State Code:** D1 **Percent Complete:** 0%

**Year Built:** 0 **Land Sqft**\*: 2,763,838

**Personal Property Accounts**\*: N/A  
**Land Acreage**: 68.4490

**Agent:** None **Pool:** N

**Protest Deadline**

**Date:** 8/16/2024

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

EQUUS LAKE LLC

**Primary Owner Address:**

6709 GASCONY PL  
FORT WORTH, TX 76132

**Deed Date:** 12/12/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217285783](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOODHAVEN NATIONAL BANK	8/6/2013	<a href="#">D213209162</a>		
WELLS DAVID J	11/25/2003	<a href="#">D203443155</a>	0000000	0000000
TEXAS STAR INC	2/3/1999	00136500000082	0013650	0000082
FRITCHER GEORGIA	4/27/1998	00021800000536	0002180	0000536
FRITCHER GEORGIA;FRITCHER MORRIS H	5/31/1995	00119850001136	0011985	0001136
ROBERTS BRAD ERIC	10/25/1993	00113270000637	0011327	0000637
BANK OF ARLINGTON	12/7/1987	00091430000460	0009143	0000460

## 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 <sup>+</sup>
2025	\$0	\$1,837,923	\$1,837,923	\$4,695
2024	\$0	\$1,837,923	\$1,837,923	\$4,695
2023	\$0	\$2,315,328	\$2,315,328	\$5,012
2022	\$0	\$1,149,767	\$1,149,767	\$5,139
2021	\$0	\$1,149,767	\$1,149,767	\$5,266
2020	\$0	\$1,149,767	\$1,149,767	\$5,584

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

- AGRICULTURAL 1D1 23.51

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.