



**Address:** [3901 LANKFORD TR](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-28-22  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500E

**Latitude:** 32.9154185617  
**Longitude:** -97.3021440387  
**TAD Map:** 2060-452  
**MAPSCO:** TAR-021V



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 28 Lot 22

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CFW PID #7 HERITAGE - RESIDENTIAL (608)  
KELLER ISD (907)

**Site Number:** 07796420  
**Site Name:** HERITAGE ADDITION-FORT WORTH-28-22  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,333  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,840  
**Land Acres<sup>\*</sup>:** 0.1799  
**Pool:** N

**State Code:** A  
**Year Built:** 2006  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$511,114  
**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**

**Current Owner:**

MCCARTNEY ALAN  
MCCARTNEY ASHLEY  
**Primary Owner Address:**  
3901 LANKFORD TRL  
FORT WORTH, TX 76244

**Deed Date:** 5/7/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224079334](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SWAUGER CHRISTIAN;SWAUGER SHELLEY	7/16/2018	<a href="#">D218156001</a>		
SWAUGER CHRISTIAN;SWAUGER SHELLEY	7/16/2018	<a href="#">D218156001</a>		
PHILLIPS DOYLE R;PHILLIPS HEIDI E	6/13/2016	<a href="#">D216127641</a>		
Unlisted	12/21/2006	<a href="#">D207010102</a>	0000000	0000000
MORRISON HOMES OF TEXAS	4/15/2003	00166850000185	0016685	0000185
SHEFFIELD DEVELOPMENT CO ETAL	8/25/2001	00153270000284	0015327	0000284
SHEFFIELD DEVELOPMENT CO INC	1/1/2001	00000000000000	0000000	0000000

## 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	\$436,114	\$75,000	\$511,114	\$511,114
2024	\$436,114	\$75,000	\$511,114	\$399,300
2023	\$454,930	\$75,000	\$529,930	\$363,000
2022	\$383,420	\$50,000	\$433,420	\$330,000
2021	\$250,000	\$50,000	\$300,000	\$300,000
2020	\$250,000	\$50,000	\$300,000	\$300,000

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.