



Address: [12721 EXCELSIOR LN](#)
City: FORT WORTH
Georeference: 27804B-5-20
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9582206822
Longitude: -97.2756029924
TAD Map: 2066-468
MAPSCO: TAR-008Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC PHERSON RANCH Block 5
Lot 20

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$476,825

Protest Deadline Date: 5/24/2024

Site Number: 40144194

Site Name: MC PHERSON RANCH-5-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,950

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

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:

PECINA JOHN

PECINA KAREN R

Primary Owner Address:

12721 EXCELSIOR LN
FORT WORTH, TX 76244

Deed Date: 10/18/2019

Deed Volume:

Deed Page:

Instrument: [D219239030](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COIMBRA LENY;KOCI ALKET	6/27/2019	D219144233		
HEB HOMES LLC	6/27/2019	D219141931		
WILLIAMS RUZENIA JONES	4/30/2004	D204142131	0000000	0000000
D R HORTON TEXAS LTD	1/1/2002	000000000000000	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 ⁺
2025	\$348,000	\$65,000	\$413,000	\$413,000
2024	\$411,825	\$65,000	\$476,825	\$401,829
2023	\$398,811	\$65,000	\$463,811	\$365,299
2022	\$283,228	\$50,000	\$333,228	\$332,090
2021	\$251,900	\$50,000	\$301,900	\$301,900
2020	\$251,900	\$50,000	\$301,900	\$301,900

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.