



Address: [3916 BRANDYWINE LN](#)
City: FORT WORTH
Georeference: 27804B-5-28
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9573407811
Longitude: -97.2763525032
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 28

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: 2003

Personal Property Account: N/A

Agent: GILL DENSON & COMPANY LLC (12107)

Protest Deadline Date: 5/24/2024

Site Number: 40144275
Site Name: MC PHERSON RANCH-5-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,316
Percent Complete: 100%
Land Sqft^{*}: 6,534
Land Acres^{*}: 0.1500
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:

TAN ERIC T
TAN MARY H

Primary Owner Address:

22281 PLATINO
MISSION VIEJO, CA 92691-1542

Deed Date: 3/4/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205069378](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAN ERIC T;TAN MARY H	6/24/2003	00168920000203	0016892	0000203
D R HORTON TEXAS LTD	1/1/2002	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 ⁺
2025	\$311,000	\$65,000	\$376,000	\$376,000
2024	\$324,211	\$65,000	\$389,211	\$389,211
2023	\$312,242	\$65,000	\$377,242	\$377,242
2022	\$215,000	\$50,000	\$265,000	\$265,000
2021	\$215,000	\$50,000	\$265,000	\$265,000
2020	\$187,900	\$50,000	\$237,900	\$237,900

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

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.