

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40144275

Address: 3916 BRANDYWINE LN

City: FORT WORTH

Georeference: 27804B-5-28

Subdivision: MC PHERSON RANCH

Neighborhood Code: 3K600J

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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

Latitude: 32.9573407811

**TAD Map:** 2066-468 **MAPSCO:** TAR-008Y

Longitude: -97.2763525032

**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.

## **OWNER INFORMATION**

**Current Owner:** 

TAN ERIC T TAN MARY H

Primary Owner Address:

22281 PLATINO

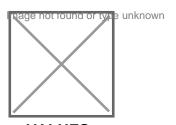
MISSION VIEJO, CA 92691-1542

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

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



**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.

## **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.