



Address: [3817 BRANDYWINE LN](#)
City: FORT WORTH
Georeference: 27804B-6-27
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9578105028
Longitude: -97.2784605337
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 6
Lot 27

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$422,153

Protest Deadline Date: 5/24/2024

Site Number: 40144488

Site Name: MC PHERSON RANCH-6-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,504

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

MANTOVANI IGNACIO R

Primary Owner Address:

3817 BRANDYWINE LN
FORT WORTH, TX 76244-8197

Deed Date: 2/18/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213050138](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JENKINS B PLANASCH;JENKINS JEREMY	9/12/2005	D205280557	0000000	0000000
MARTIN JASON S;MARTIN SHEVAUN	11/21/2003	D203440768	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	\$357,153	\$65,000	\$422,153	\$422,153
2024	\$357,153	\$65,000	\$422,153	\$394,100
2023	\$345,946	\$65,000	\$410,946	\$358,273
2022	\$302,753	\$50,000	\$352,753	\$325,703
2021	\$246,094	\$50,000	\$296,094	\$296,094
2020	\$228,196	\$50,000	\$278,196	\$278,196

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.