



**Address:** [3745 BRANDYWINE LN](#)  
**City:** FORT WORTH  
**Georeference:** 27804B-6-33  
**Subdivision:** MC PHERSON RANCH  
**Neighborhood Code:** 3K600J

**Latitude:** 32.9578158767  
**Longitude:** -97.2794385621  
**TAD Map:** 2066-468  
**MAPSCO:** TAR-008X



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 33

**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:** 5/1/2025

**Notice Value:** \$404,329

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40144550

**Site Name:** MC PHERSON RANCH-6-33

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,274

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

<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:**

COMIBRA LENY Y  
KOCI ALKET

**Primary Owner Address:**

3745 BRANDYWINE  
KELLER, TX 76244

**Deed Date:** 4/26/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218091858](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CROWSON CHRIS G;CROWSON DANIELLE N	8/25/2017	<a href="#">D217213226</a>		
GRAPES ERICH;GRAPES HEATHER	11/19/2003	<a href="#">D203436412</a>	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 <sup>+</sup>
2025	\$339,329	\$65,000	\$404,329	\$385,961
2024	\$339,329	\$65,000	\$404,329	\$350,874
2023	\$328,717	\$65,000	\$393,717	\$318,976
2022	\$287,811	\$50,000	\$337,811	\$289,978
2021	\$213,616	\$50,000	\$263,616	\$263,616
2020	\$196,000	\$50,000	\$246,000	\$246,000

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.