



**Address:** [12700 CHATTAROY LN](#)  
**City:** FORT WORTH  
**Georeference:** 27804B-7-29  
**Subdivision:** MC PHERSON RANCH  
**Neighborhood Code:** 3K600J

**Latitude:** 32.9577261639  
**Longitude:** -97.2768621638  
**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 7  
Lot 29

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$307,654

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

**Site Number:** 40144623

**Site Name:** MC PHERSON RANCH-7-29

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,476

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,050

**Land Acres<sup>\*</sup>:** 0.1388

**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:**

TARVER THOMAS

**Primary Owner Address:**

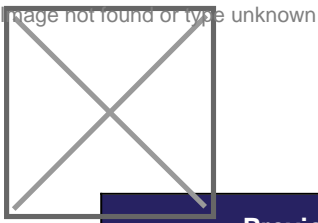
12700 CHATTAROY LN  
FORT WORTH, TX 76244

**Deed Date:** 5/17/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224087099](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANG ALOMA	3/31/2017	<a href="#">D217071172</a>		
OWENS DEBORAH E	3/15/2005	<a href="#">D205080362</a>	0000000	0000000
OWENS DEBORAH;OWENS JAMES L	10/30/2003	<a href="#">D203415101</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	\$242,654	\$65,000	\$307,654	\$307,654
2024	\$242,654	\$65,000	\$307,654	\$290,678
2023	\$235,173	\$65,000	\$300,173	\$264,253
2022	\$206,288	\$50,000	\$256,288	\$240,230
2021	\$168,391	\$50,000	\$218,391	\$218,391
2020	\$156,433	\$50,000	\$206,433	\$206,433

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.