



Address: [12741 EXCELSIOR LN](#)
City: FORT WORTH
Georeference: 27804B-32-4
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9591183128
Longitude: -97.2755954209
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 32
Lot 4

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: \$402,178

Protest Deadline Date: 5/24/2024

Site Number: 40145603

Site Name: MC PHERSON RANCH-32-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,239

Percent Complete: 100%

Land Sqft^{*}: 8,100

Land Acres^{*}: 0.1859

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:

CICCI COREY
CICCI ANNMARIE

Primary Owner Address:

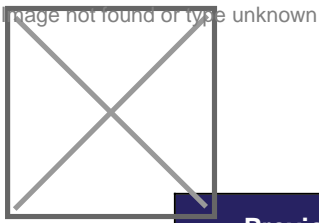
12741 EXCELSIOR LN
KELLER, TX 76244-5729

Deed Date: 11/15/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206362219](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURKETT DAVID D	11/15/2006	D206362218	0000000	0000000
BURKETT ROBIN J	10/30/2003	D203419428	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	\$337,178	\$65,000	\$402,178	\$402,178
2024	\$337,178	\$65,000	\$402,178	\$376,090
2023	\$326,624	\$65,000	\$391,624	\$341,900
2022	\$285,937	\$50,000	\$335,937	\$310,818
2021	\$232,562	\$50,000	\$282,562	\$282,562
2020	\$215,706	\$50,000	\$265,706	\$265,706

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.