



**Address:** [12753 EXCELSIOR LN](#)  
**City:** FORT WORTH  
**Georeference:** 27804B-32-7  
**Subdivision:** MC PHERSON RANCH  
**Neighborhood Code:** 3K600J

**Latitude:** 32.9596946201  
**Longitude:** -97.2755935736  
**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 7

**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:** \$344,000

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

**Site Number:** 40145646

**Site Name:** MC PHERSON RANCH-32-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,884

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,180

**Land Acres<sup>\*</sup>:** 0.2107

**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:**

MERINO DOMINIC JAMES  
ALLENSWORTH ELIZABETH ANNE

**Primary Owner Address:**

12753 EXCELSIOR LN  
FORT WORTH, TX 76244

**Deed Date:** 4/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221124363](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLENSWORTH BILLY L	1/20/2015	<a href="#">DC142-15-007774</a>		
ALLENSWORTH BILLY L;ALLENSWORTH SHIRLEY EST	10/8/2013	<a href="#">D213266746</a>	0000000	0000000
KINNEY BONNIE;KINNEY BUDDY JR	7/31/2007	<a href="#">D207282918</a>	0000000	0000000
FUSSELL ANTHONY;FUSSELL MARCELLA	9/26/2003	<a href="#">D203369160</a>	0000000	0000000
D R HORTON TEXAS LTD	1/1/2002	0000000000000000	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	\$270,000	\$65,000	\$335,000	\$335,000
2024	\$279,000	\$65,000	\$344,000	\$331,540
2023	\$303,441	\$65,000	\$368,441	\$301,400
2022	\$224,000	\$50,000	\$274,000	\$274,000
2021	\$216,199	\$50,000	\$266,199	\$265,911
2020	\$200,565	\$50,000	\$250,565	\$241,737

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.