



Address: [4616 RICKY RANCH RD](#)
City: TARRANT COUNTY
Georeference: 27151-2-19
Subdivision: MUSTANG CREEK ESTATES
Neighborhood Code: 4B030A

Latitude: 32.5857211639
Longitude: -97.4880374071
TAD Map: 2000-332
MAPSCO: TAR-114G



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MUSTANG CREEK ESTATES
Block 2 Lot 19

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GODLEY ISD (923)
State Code: A
Year Built: 2003
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 40265986
Site Name: MUSTANG CREEK ESTATES-2-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,967
Percent Complete: 100%
Land Sqft^{*}: 50,965
Land Acres^{*}: 1.1700
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:
MCKINNEY KEVIN
Primary Owner Address:
416 RICKY RANCH RD
FORT WORTH, TX 76126

Deed Date: 1/7/2020
Deed Volume:
Deed Page:
Instrument: [D221042611](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCKINNEY KEVIN;MCKINNEY SANDY L	3/31/2004	D204107933	0000000	0000000
SDS CONSTRUCTION INC	11/4/2003	D203426262	0000000	0000000
LONESOME DOVE DEVELOPMENT LTD	1/1/2003	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 ⁺
2025	\$470,590	\$76,050	\$546,640	\$546,640
2024	\$470,590	\$76,050	\$546,640	\$546,640
2023	\$510,113	\$40,950	\$551,063	\$509,231
2022	\$437,659	\$40,950	\$478,609	\$462,937
2021	\$405,875	\$40,950	\$446,825	\$420,852
2020	\$341,643	\$40,950	\$382,593	\$382,593

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.