



Address: [12700 EXCELSIOR LN](#)
City: FORT WORTH
Georeference: 27804B-5-14-09
Subdivision: MC PHERSON RANCH
Neighborhood Code: 220-Common Area

Latitude: 32.9571278635
Longitude: -97.2767783083
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 5
Lot 14 OPEN SPACE

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)
State Code: C1
Year Built: 0
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40398951
Site Name: MC PHERSON RANCH-5-14-09
Site Class: CmnArea - Residential - Common Area
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 40,946
Land Acres^{*}: 0.9399
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:
MCPHERSON RANCH OWNERS ASSOC
Primary Owner Address:
1024 S GREENVILLW AVE STE 230
ALLEN, TX 75002

Deed Date: 5/9/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205135171](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS 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	\$0	\$1	\$1	\$1
2024	\$0	\$1	\$1	\$1
2023	\$0	\$1	\$1	\$1
2022	\$0	\$1	\$1	\$1
2021	\$0	\$1	\$1	\$1
2020	\$0	\$1	\$1	\$1

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.