



Address: [12705 EXCELSIOR LN](#)
City: FORT WORTH
Georeference: 27804B-5-16
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9574702675
Longitude: -97.2756068543
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 16

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: 2004

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$410,347

Protest Deadline Date: 5/24/2024

Site Number: 40398986

Site Name: MC PHERSON RANCH-5-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,382

Percent Complete: 100%

Land Sqft^{*}: 8,160

Land Acres^{*}: 0.1873

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:

WARING MARK

Primary Owner Address:

12705 EXCELSIOR LN
FORT WORTH, TX 76244-5729

Deed Date: 6/29/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212157611](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUARLES ERICK;QUARLES JO	7/16/2004	D204231311	0000000	0000000
D R HORTON TEXAS LTD	1/1/2003	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	\$345,347	\$65,000	\$410,347	\$410,347
2024	\$345,347	\$65,000	\$410,347	\$383,462
2023	\$334,520	\$65,000	\$399,520	\$348,602
2022	\$292,812	\$50,000	\$342,812	\$316,911
2021	\$238,101	\$50,000	\$288,101	\$288,101
2020	\$220,818	\$50,000	\$270,818	\$270,818

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.