



Address: [12532 CLARKSBURG TR](#)
City: FORT WORTH
Georeference: 27804B-5-53
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9555117167
Longitude: -97.2770724876
TAD Map: 2066-468
MAPSCO: TAR-022C



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 53

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: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 40399176

Site Name: MC PHERSON RANCH-5-53

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,455

Percent Complete: 100%

Land Sqft^{*}: 5,662

Land Acres^{*}: 0.1299

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:

LAN YAN

LI JUNDE

Primary Owner Address:

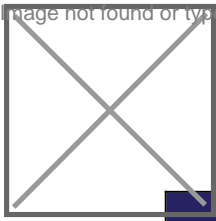
6805 SAN FERNANDO DR
FORT WORTH, TX 76131

Deed Date: 2/14/2017

Deed Volume:

Deed Page:

Instrument: [D217036282](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EQUITY TRUST COMPANY	12/23/2004	D205008359		
EQUITY TRUST CO	12/22/2004	D205008359	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	\$208,500	\$65,000	\$273,500	\$273,500
2024	\$208,500	\$65,000	\$273,500	\$273,500
2023	\$223,000	\$65,000	\$288,000	\$288,000
2022	\$187,500	\$50,000	\$237,500	\$237,500
2021	\$147,588	\$50,000	\$197,588	\$197,588
2020	\$147,588	\$50,000	\$197,588	\$197,588

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.