



**Address:** [3836 WHEELING DR](#)  
**City:** FORT WORTH  
**Georeference:** 27804B-9-17  
**Subdivision:** MC PHERSON RANCH  
**Neighborhood Code:** 3K600J

**Latitude:** 32.9603327167  
**Longitude:** -97.2772982859  
**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 9  
Lot 17

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40612880

**Site Name:** MC PHERSON RANCH-9-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,673

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

KHANAL PRATAP  
KHADKA KAUSHILA KUMARI

**Primary Owner Address:**

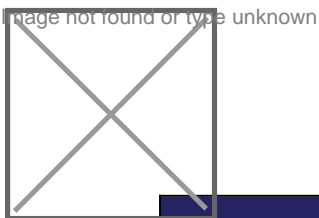
3836 WHEELING DR  
FORT WORTH, TX 76244

**Deed Date:** 6/12/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223102990](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COUCH CRYSTAL	4/17/2019	<a href="#">D219081071</a>		
HALLMARK DEBRA J	7/30/2015	<a href="#">D215187441</a>		
PUENTE JENNIFER BASS	5/14/2014	<a href="#">D214102907</a>	0000000	0000000
3836 WHEELING DR TRUST	12/19/2005	<a href="#">D206027972</a>	0000000	0000000
YOUNG JIM	4/8/2005	<a href="#">D205105580</a>	0000000	0000000
D R HORTON TEXAS LTD	1/1/2004	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 <sup>+</sup>
2025	\$275,657	\$65,000	\$340,657	\$340,657
2024	\$275,657	\$65,000	\$340,657	\$340,657
2023	\$267,073	\$65,000	\$332,073	\$291,150
2022	\$234,001	\$50,000	\$284,001	\$264,682
2021	\$190,620	\$50,000	\$240,620	\$240,620
2020	\$176,920	\$50,000	\$226,920	\$226,920

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.