



**Address:** [12849 PARKERSBURG DR](#)  
**City:** FORT WORTH  
**Georeference:** 27804B-10-13  
**Subdivision:** MC PHERSON RANCH  
**Neighborhood Code:** 3K600J

**Latitude:** 32.9616473777  
**Longitude:** -97.2789629731  
**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 10  
Lot 13

**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:** 2006

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 40613100

**Site Name:** MC PHERSON RANCH-10-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,878

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

COLLINS CHARLES  
COLLINS KATHERINE

**Primary Owner Address:**

12849 PARKERSBURG DR  
KELLER, TX 76244

**Deed Date:** 8/10/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218180107](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HPA TEXAS SUB 2016-2 LLC	9/13/2016	<a href="#">D216223987</a>		
HPA TX LLC	6/9/2016	<a href="#">D216128649</a>		
HULSE JONATHAN;HULSE RACHAEL	6/25/2015	<a href="#">D215140662</a>		
SCORSONE ROSEMOND KAHLER EST	5/12/2006	<a href="#">D206148672</a>	0000000	0000000
DR 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	\$275,279	\$67,925	\$343,204	\$343,204
2024	\$275,279	\$67,925	\$343,204	\$343,204
2023	\$300,376	\$67,925	\$368,301	\$327,624
2022	\$268,662	\$52,250	\$320,912	\$297,840
2021	\$218,514	\$52,250	\$270,764	\$270,764
2020	\$202,668	\$52,250	\$254,918	\$254,918

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.