



**Address:** [3908 OLD RICHWOOD LN](#)  
**City:** FORT WORTH  
**Georeference:** 27804B-17-2  
**Subdivision:** MC PHERSON RANCH  
**Neighborhood Code:** 3K600J

**Latitude:** 32.963176032  
**Longitude:** -97.2772797465  
**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 17  
Lot 2

**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  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$315,730  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40613674  
**Site Name:** MC PHERSON RANCH-17-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,536  
**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:**  
MESSINA ELENA M  
**Primary Owner Address:**  
3908 OLD RICHWOOD LN  
KELLER, TX 76244-5786

**Deed Date:** 9/29/2005  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D205302428](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	1/1/2004	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 <sup>+</sup>
2025	\$250,730	\$65,000	\$315,730	\$315,730
2024	\$250,730	\$65,000	\$315,730	\$297,793
2023	\$242,963	\$65,000	\$307,963	\$270,721
2022	\$213,017	\$50,000	\$263,017	\$246,110
2021	\$173,736	\$50,000	\$223,736	\$223,736
2020	\$161,336	\$50,000	\$211,336	\$211,336

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.