



Address: [3936 OLD RICHWOOD LN](#)
City: FORT WORTH
Georeference: 27804B-17-9
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9631583894
Longitude: -97.2761299216
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 9

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: 40613747
Site Name: MC PHERSON RANCH-17-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,878
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
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:
NEWCOMER EDWIN T
NEWCOMER OLIVIA
Primary Owner Address:
1589 HILL DR
LOS ANGELES, CA 90041-1437

Deed Date: 8/25/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205269694](#)

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 ⁺
2025	\$315,337	\$65,000	\$380,337	\$380,337
2024	\$315,337	\$65,000	\$380,337	\$380,337
2023	\$305,455	\$65,000	\$370,455	\$370,455
2022	\$267,405	\$50,000	\$317,405	\$317,405
2021	\$217,495	\$50,000	\$267,495	\$267,495
2020	\$201,728	\$50,000	\$251,728	\$251,728

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.