



Address: [3909 WELLSBURG WAY](#)
City: FORT WORTH
Georeference: 27804B-17-13
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9628588964
Longitude: -97.2763081682
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 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: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40613798

Site Name: MC PHERSON RANCH-17-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,524

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:

STOUT AARON M

STOUT RACHEL L

Primary Owner Address:

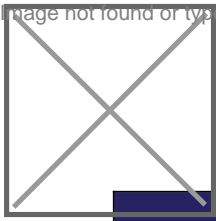
3909 WELLSBURG WAY
FORT WORTH, TX 76244

Deed Date: 5/10/2022

Deed Volume:

Deed Page:

Instrument: [D222125542](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
STOUT DANIEL R;STOUT NANCY L	10/8/2008	D208404592	0000000	0000000
SCORNAIENCHI SCOTT F	10/21/2005	D205315990	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 ⁺
2025	\$249,439	\$65,000	\$314,439	\$314,439
2024	\$249,439	\$65,000	\$314,439	\$314,439
2023	\$241,713	\$65,000	\$306,713	\$306,713
2022	\$211,930	\$50,000	\$261,930	\$261,930
2021	\$172,862	\$50,000	\$222,862	\$222,862
2020	\$159,000	\$50,000	\$209,000	\$209,000

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.