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Address: [12853 FARMINGTON DR](#)
City: FORT WORTH
Georeference: 27804B-20-1
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.960801439
Longitude: -97.2763116349
TAD Map: 2066-468
MAPSCO: TAR-008Y



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MC PHERSON RANCH Block 20
Lot 1

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: 40614050

Site Name: MC PHERSON RANCH-20-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,673

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

JOVANOVIICH JOHN

Primary Owner Address:

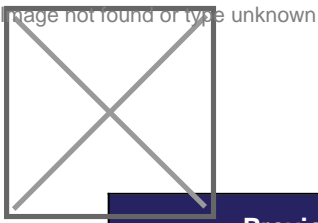
521 N HARDEMAN CIR
JUSTIN, TX 76247

Deed Date: 4/28/2017

Deed Volume:

Deed Page:

Instrument: [D217095643](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KELLY HOLLIE	1/25/2017	D217055110		
KELLY BRANDON;KELLY HOLLIE	10/17/2013	D213279945	0000000	0000000
CLARY ANTHONY J;CLARY ROSA E	8/19/2005	D205256939	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	\$275,657	\$65,000	\$340,657	\$340,657
2024	\$275,657	\$65,000	\$340,657	\$340,657
2023	\$267,073	\$65,000	\$332,073	\$332,073
2022	\$234,001	\$50,000	\$284,001	\$284,001
2021	\$190,620	\$50,000	\$240,620	\$240,620
2020	\$171,560	\$50,000	\$221,560	\$221,560

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.