



Address: [12913 FARMINGTON DR](#)
City: FORT WORTH
Georeference: 27804B-20-9
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9618934768
Longitude: -97.2761734576
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 20
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
Notice Sent Date: 4/15/2025
Notice Value: \$380,337
Protest Deadline Date: 5/24/2024

Site Number: 40614131
Site Name: MC PHERSON RANCH-20-9
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

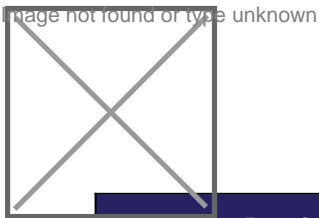
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
AFEICHE LIVING TRUST
Primary Owner Address:
13213 RIDGEPOINTE RD
FORT WORTH, TX 76244

Deed Date: 4/12/2024
Deed Volume:
Deed Page:
Instrument: [D224063405](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AFEICHE BASSAM;AFEICHE SAWSAN	12/8/2021	D221366657		
AFEICHE BASSAM ETAL	10/19/2009	D209278862	0000000	0000000
SECRETARY OF HUD	7/16/2009	D209224144	0000000	0000000
NATIONAL CITY MORTGAGE CO	7/7/2009	D209186980	0000000	0000000
FUENTEZ ABRAM	1/13/2006	D206027670	0000000	0000000
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	\$225,000	\$50,000	\$275,000	\$275,000
2021	\$185,000	\$50,000	\$235,000	\$235,000
2020	\$185,000	\$50,000	\$235,000	\$235,000

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

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.