



**Address:** [12805 EXCELSIOR LN](#)  
**City:** FORT WORTH  
**Georeference:** 27804B-22-2  
**Subdivision:** MC PHERSON RANCH  
**Neighborhood Code:** 3K600J

**Latitude:** 32.9601952849  
**Longitude:** -97.2756232122  
**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 22  
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:** \$332,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40614328

**Site Name:** MC PHERSON RANCH-22-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,673

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,600

**Land Acres<sup>\*</sup>:** 0.1285

**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:**

COBOS RACHEL

**Primary Owner Address:**

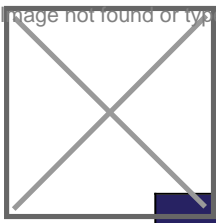
12805 EXCELSIOR LN  
KELLER, TX 76248-1731

**Deed Date:** 4/23/2012

**Deed Volume:**

**Deed Page:**

**Instrument:** 324-509763-12



| Previous Owners        | Date       | Instrument                 | Deed Volume | Deed Page |
|------------------------|------------|----------------------------|-------------|-----------|
| KASHYAP RACHEL COBOS   | 3/4/2008   | 000000000000000            | 0000000     | 0000000   |
| COBOS RACHEL           | 2/19/2008  | <a href="#">D208060261</a> | 0000000     | 0000000   |
| US BANK NATIONAL ASSOC | 8/7/2007   | <a href="#">D207284995</a> | 0000000     | 0000000   |
| ACKERMAN ALAN          | 10/21/2005 | <a href="#">D205330504</a> | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$246,000          | \$65,000    | \$311,000    | \$311,000                    |
| 2024 | \$267,000          | \$65,000    | \$332,000    | \$310,024                    |
| 2023 | \$267,073          | \$65,000    | \$332,073    | \$281,840                    |
| 2022 | \$234,001          | \$50,000    | \$284,001    | \$256,218                    |
| 2021 | \$190,620          | \$50,000    | \$240,620    | \$232,925                    |
| 2020 | \$171,560          | \$50,000    | \$221,560    | \$211,750                    |

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.