



Address: [12804 EXCELSIOR LN](#)
City: FORT WORTH
Georeference: 27804B-23-12
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9601648416
Longitude: -97.2751091736
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 23
Lot 12

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: 40614379
Site Name: MC PHERSON RANCH-23-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,524
Percent Complete: 100%
Land Sqft^{*}: 7,150
Land Acres^{*}: 0.1641
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:
ESPINOSA LIEU THAI
Primary Owner Address:
2 IDLEWILDE AVE
TAYLORS, SC 29687

Deed Date: 3/26/2010
Deed Volume:
Deed Page:
Instrument: M210002725

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAN LIEU THAI	9/29/2005	D205301819	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	\$225,000	\$65,000	\$290,000	\$290,000
2024	\$249,439	\$65,000	\$314,439	\$314,439
2023	\$241,713	\$65,000	\$306,713	\$269,663
2022	\$211,930	\$50,000	\$261,930	\$245,148
2021	\$172,862	\$50,000	\$222,862	\$222,862
2020	\$160,529	\$50,000	\$210,529	\$210,529

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.