



Address: [12801 FARMINGTON DR](#)
City: FORT WORTH
Georeference: 27804B-23-17
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9604037839
Longitude: -97.2744690476
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 17

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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40929965

Site Name: MC PHERSON RANCH-23-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,593

Percent Complete: 100%

Land Sqft^{*}: 7,150

Land Acres^{*}: 0.1641

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

RUSSELL NAOMI ELIZABETH

Primary Owner Address:

12801 FARMINGTON DR
FORT WORTH, TX 76244-5776

Deed Date: 11/3/2015

Deed Volume:

Deed Page:

Instrument: M215009365

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOUGHTON NAOMI ELIZABETH	4/26/2011	D211097917	0000000	0000000
SECRETARY OF HUD	10/11/2010	D210279739	0000000	0000000
WELLS FARGO BANK N A	10/5/2010	D210256561	0000000	0000000
SPITZMEULLER JEN;SPITZMEULLER TIMOTHY	6/15/2006	D206190905	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2005	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	\$344,212	\$65,000	\$409,212	\$409,212
2024	\$344,212	\$65,000	\$409,212	\$409,212
2023	\$362,884	\$65,000	\$427,884	\$374,000
2022	\$290,000	\$50,000	\$340,000	\$340,000
2021	\$272,525	\$50,000	\$322,525	\$315,447
2020	\$245,000	\$50,000	\$295,000	\$286,770

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22

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.