



**Address:** [4000 CLAYMORE LN](#)  
**City:** FORT WORTH  
**Georeference:** 27804B-23-22  
**Subdivision:** MC PHERSON RANCH  
**Neighborhood Code:** 3K600J

**Latitude:** 32.959691534  
**Longitude:** -97.2742084506  
**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 22

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 40930025

**Site Name:** MC PHERSON RANCH-23-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,884

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,276

**Land Acres<sup>\*</sup>:** 0.1899

**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:**

DUNNE BRYAN J

**Primary Owner Address:**

4000 CLAYMORE LN  
FORT WORTH, TX 76244

**Deed Date:** 1/7/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221006017](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FERGUSON P A;FERGUSON TIMOTHY C	11/8/2010	<a href="#">D210279370</a>	0000000	0000000
VALADEZ FERNANDO;VALADEZ S SHEDDAN	4/24/2008	<a href="#">D208243836</a>	0000000	0000000
CALTABIANO DANIEL;CALTABIANO PHILIP	5/15/2006	<a href="#">D206148735</a>	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 <sup>+</sup>
2025	\$275,667	\$65,000	\$340,667	\$340,667
2024	\$275,667	\$65,000	\$340,667	\$340,667
2023	\$307,366	\$65,000	\$372,366	\$316,006
2022	\$237,278	\$50,000	\$287,278	\$287,278
2021	\$218,842	\$50,000	\$268,842	\$268,842
2020	\$202,970	\$50,000	\$252,970	\$248,180

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.