



Address: [4004 CLAYMORE LN](#)
City: FORT WORTH
Georeference: 27804B-23-23
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9597823995
Longitude: -97.2739984602
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 23

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

Notice Sent Date: 5/1/2025

Notice Value: \$445,259

Protest Deadline Date: 5/24/2024

Site Number: 40930033

Site Name: MC PHERSON RANCH-23-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,593

Percent Complete: 100%

Land Sqft^{*}: 10,454

Land Acres^{*}: 0.2399

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:

TAN SAMUEL
TAN KIMBERLY

Primary Owner Address:

4004 CLAYMORE LN
KELLER, TX 76244

Deed Date: 7/19/2018

Deed Volume:

Deed Page:

Instrument: [D218159642](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CROWLEY KATIE JEANE;CROWLEY WILLIAM BRYAN	11/10/2017	D217263119		
OD TEXAS D LLC	10/3/2017	D217231797		
GONZALES STEVEN S	2/28/2013	D213055715	0000000	0000000
REYNOLDS GABRIELA	6/15/2006	D206189658	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	\$373,759	\$71,500	\$445,259	\$434,191
2024	\$373,759	\$71,500	\$445,259	\$394,719
2023	\$362,011	\$71,500	\$433,511	\$358,835
2022	\$316,808	\$55,000	\$371,808	\$326,214
2021	\$241,558	\$55,000	\$296,558	\$296,558
2020	\$222,605	\$55,000	\$277,605	\$277,605

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.