



**Address:** [12820 OLD MACGREGOR LN](#)  
**City:** FORT WORTH  
**Georeference:** 27804B-30-5  
**Subdivision:** MC PHERSON RANCH  
**Neighborhood Code:** 3K600J

**Latitude:** 32.9606364665  
**Longitude:** -97.2722579358  
**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 30  
Lot 5

**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:** 4/15/2025

**Notice Value:** \$381,834

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

**Site Number:** 40931013

**Site Name:** MC PHERSON RANCH-30-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,878

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

HONG JIHAE  
NAM KISU

**Primary Owner Address:**

12820 OLD MACGREGOR LN  
FORT WORTH, TX 76244-4358

**Deed Date:** 12/21/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220000300](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ CARLOS;PEREZ GABRIELA D	5/26/2010	<a href="#">D210126671</a>	0000000	0000000
SECRETARY OF HUD	3/9/2010	<a href="#">D210061951</a>	0000000	0000000
WELLS FARGO BANK N A	3/2/2010	<a href="#">D210051617</a>	0000000	0000000
CEROVIC MILOS	9/21/2006	<a href="#">D206306175</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	\$316,834	\$65,000	\$381,834	\$381,834
2024	\$316,834	\$65,000	\$381,834	\$347,281
2023	\$306,899	\$65,000	\$371,899	\$315,710
2022	\$237,009	\$50,000	\$287,009	\$287,009
2021	\$218,514	\$50,000	\$268,514	\$268,514
2020	\$202,668	\$50,000	\$252,668	\$252,668

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.