



Address: [4012 MARTINSBURG DR](#)
City: FORT WORTH
Georeference: 27804B-24-24
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9616818317
Longitude: -97.2741578357
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 24
Lot 24

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: 41001117

Site Name: MC PHERSON RANCH-24-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,673

Percent Complete: 100%

Land Sqft^{*}: 5,477

Land Acres^{*}: 0.1257

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:

CLOUSE SHANNON M

Primary Owner Address:

4012 MARTINSBURG DR
FORT WORTH, TX 76244-4364

Deed Date: 7/13/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210171882](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF VETERAN AFFAIRS	3/3/2010	D210053907	0000000	0000000
BAC HOME LOANS SERVICING LP	3/2/2010	D210058900	0000000	0000000
LITTON GREGORY E	3/20/2007	D207115829	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2006	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	\$240,033	\$65,000	\$305,033	\$305,033
2024	\$240,033	\$65,000	\$305,033	\$305,033
2023	\$268,336	\$65,000	\$333,336	\$333,336
2022	\$235,101	\$50,000	\$285,101	\$285,101
2021	\$191,513	\$50,000	\$241,513	\$241,513
2020	\$177,744	\$50,000	\$227,744	\$227,744

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.