



Address: [4045 PETERSBURG DR](#)
City: FORT WORTH
Georeference: 27804B-27-25
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9628401213
Longitude: -97.2728196991
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 27
Lot 25

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: 41001524

Site Name: MC PHERSON RANCH-27-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,673

Percent Complete: 100%

Land Sqft^{*}: 5,595

Land Acres^{*}: 0.1284

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:

CHEN XIAOLI

LAN TIAN

Primary Owner Address:

3721 HEATHER MEADOWS DR
FORT WORTH, TX 76244-0139

Deed Date: 6/29/2021

Deed Volume:

Deed Page:

Instrument: [D221188633](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIESEWETTER WILLIAM JAMES;NIED DIANE GENNY	5/31/2007	D207194589		
KIESEWETTER WILLIAM A	5/30/2007	D207194589	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2006	0000000000000000	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	\$221,607	\$65,000	\$286,607	\$286,607
2024	\$256,000	\$65,000	\$321,000	\$321,000
2023	\$242,000	\$65,000	\$307,000	\$307,000
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.