07-01-2025

+++ Rounded.

# **OWNER INFORMATION Current Owner:**

MCCARTY FAMILY REVOCABLE TRUST

**Primary Owner Address:** 2300 HORSEBACK TRL FORT WORTH, TX 76177

Deed Date: 7/8/2019 **Deed Volume: Deed Page:** Instrument: D219167145

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Site Number: 41003047 Site Name: PRESIDIO VILLAGE-13-15 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,653 Percent Complete: 100% Land Sqft\*: 5,875 Land Acres<sup>\*</sup>: 0.1348 Pool: N

### Address: 2300 HORSEBACK TR

**City:** FORT WORTH Georeference: 32942D-13-15 Subdivision: PRESIDIO VILLAGE Neighborhood Code: 2Z2011

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This map, content, and location of property is provided by Google Services.

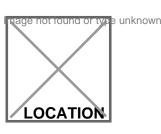
## **PROPERTY DATA**

Legal Description: PRESIDIO VILLAGE Block 13 Lot 15 Jurisdictions: CITY OF FORT WORTH (026) **TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** NORTHWEST ISD (911) State Code: A Year Built: 2008 Personal Property Account: N/A Agent: None Notice Sent Date: 5/1/2025 Notice Value: \$289.143 Protest Deadline Date: 7/12/2024

Account Number: 41003047

Latitude: 32.9122733048 Longitude: -97.3256807776 **TAD Map:** 2048-452 MAPSCO: TAR-021W





# **Tarrant Appraisal District** Property Information | PDF

| > | Property Information        |          |   |             |           |  |  |
|---|-----------------------------|----------|---|-------------|-----------|--|--|
|   | Previous Owners             | Date     | Instrument                              | Deed Volume | Deed Page |  |  |
|   | MCCARTY MARK;MCCARTY SANDRA | 4/3/2008 | D208122767                              | 000000      | 0000000   |  |  |
|   | CENTEX HOMES                | 1/1/2006 | 000000000000000000000000000000000000000 | 000000      | 000000    |  |  |

#### VALUES

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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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$224,143          | \$65,000    | \$289,143    | \$289,143        |
| 2024 | \$224,143          | \$65,000    | \$289,143    | \$278,287        |
| 2023 | \$241,296          | \$60,000    | \$301,296    | \$252,988        |
| 2022 | \$210,063          | \$45,000    | \$255,063    | \$229,989        |
| 2021 | \$164,081          | \$45,000    | \$209,081    | \$209,081        |
| 2020 | \$152,138          | \$45,000    | \$197,138    | \$197,138        |

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.

**Tarrant Appraisal District** 

PDF