



Address: [2725 MERRY VIEW LN](#)
City: FORT WORTH
Georeference: 2899F-5-10
Subdivision: BLUFFS, THE
Neighborhood Code: 1B030G

Latitude: 32.7400056094
Longitude: -97.180476703
TAD Map: 2096-388
MAPSCO: TAR-081E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BLUFFS, THE Block 5 Lot 10
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)
State Code: A
Year Built: 2007
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$258,119
Protest Deadline Date: 5/24/2024

Site Number: 41211200
Site Name: BLUFFS, THE-5-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,583
Percent Complete: 100%
Land Sqft^{*}: 8,276
Land Acres^{*}: 0.1899
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:
CLARK KEVIN LEE
Primary Owner Address:
2725 MERRY VIEW LN
FORT WORTH, TX 76120

Deed Date: 2/16/2024
Deed Volume:
Deed Page:
Instrument: [D224027628](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VINCENT 5102 LLC	11/2/2023	D223198543		
MCBRIDE BENJAMIN;MCBRIDE MARIA	7/25/2016	D216172234		
AMERICAN REAL ESTATE INV INC	4/25/2016	D216089883		
KAYNER JEHAN C;KAYNER TIMOTHY	10/31/2007	D207393504	0000000	0000000
MHI PARTNERSHIP LTD	6/8/2007	D207209882	0000000	0000000
PARLIAMENT VENTURES 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	\$198,119	\$60,000	\$258,119	\$258,119
2024	\$198,119	\$60,000	\$258,119	\$258,119
2023	\$226,747	\$60,000	\$286,747	\$286,747
2022	\$160,352	\$40,000	\$200,352	\$200,352
2021	\$156,017	\$40,000	\$196,017	\$196,017
2020	\$136,315	\$40,000	\$176,315	\$176,315

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.