



Address: [200 RIVER TRAIL CT](#)
City: WESTWORTH VILLAGE
Georeference: 46452-C-17
Subdivision: WESTWORTH FALLS
Neighborhood Code: 4C400A

Latitude: 32.7628723229
Longitude: -97.4171373344
TAD Map: 2024-396
MAPSCO: TAR-060U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTWORTH FALLS Block C
Lot 17

Jurisdictions:
WESTWORTH VILLAGE (032)
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: 2022
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800011989
Site Name: WESTWORTH FALLS C 17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,370
Percent Complete: 100%
Land Sqft^{*}: 11,408
Land Acres^{*}: 0.2619
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:
MCGARRAUGH CODY
MCGARRAUGH CHRISTINE
Primary Owner Address:
12200 CR 10
PERRYTON, TX 79070

Deed Date: 6/21/2022
Deed Volume:
Deed Page:
Instrument: [D222158839](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCAVIAN LLC	7/27/2021	D221218949		
KLEINMAN DIANE;KLEINMAN SAMUEL E	10/29/2018	D218240301		
TF LAWRENCE FARM LLC	8/2/2016	FIX SOLE OWN		

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	\$688,463	\$200,000	\$888,463	\$888,463
2024	\$688,463	\$200,000	\$888,463	\$888,463
2023	\$681,506	\$200,000	\$881,506	\$881,506
2022	\$0	\$200,000	\$200,000	\$200,000
2021	\$0	\$200,000	\$200,000	\$200,000
2020	\$0	\$200,000	\$200,000	\$200,000

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.