



Address: [104 MCNAUGHTON AVE](#)
City: WESTWORTH VILLAGE
Georeference: 46452-G-7
Subdivision: WESTWORTH FALLS
Neighborhood Code: 4C400A

Latitude: 32.7610284409
Longitude: -97.4160830277
TAD Map: 2024-396
MAPSCO: TAR-060Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTWORTH FALLS Block G
Lot 7

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: 800015189
Site Name: WESTWORTH FALLS G 7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,339
Percent Complete: 100%
Land Sqft^{*}: 6,600
Land Acres^{*}: 0.1515
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:
CEPERO RACHEL
CEPERO ROBERT
Primary Owner Address:
104 MCNAUGHTON LN
FORT WORTH, TX 76114

Deed Date: 6/17/2022
Deed Volume:
Deed Page:
Instrument: [D222156077](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------|-----------|----------------------------|-------------|-----------|
| DREES CUSTOM HOMES LP | 4/28/2021 | D221120461 | | |
| TF LAWRENCE FARM LLC | 9/21/2016 | COR NAME | | |



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 | \$639,926 | \$200,000 | \$839,926 | \$839,926 |
| 2024 | \$639,926 | \$200,000 | \$839,926 | \$839,926 |
| 2023 | \$598,011 | \$200,000 | \$798,011 | \$798,011 |
| 2022 | \$0 | \$105,000 | \$105,000 | \$105,000 |
| 2021 | \$0 | \$105,000 | \$105,000 | \$105,000 |
| 2020 | \$0 | \$105,000 | \$105,000 | \$105,000 |

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

- 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.