

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42586745

Address: 5509 MCMAHAN LN

City: FORT WORTH

Georeference: 25359R-E-7

Subdivision: MCPHERSON VILLAGE ADDITION

Neighborhood Code: 4S004W

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

## PROPERTY DATA

Legal Description: MCPHERSON VILLAGE

ADDITION Block E Lot 7

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

CROWLEY ISD (912)

State Code: A Year Built: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 8/16/2024

Site Number: 800048139

Site Name: MCPHERSON VILLAGE ADDITION E 7

Site Class: A1 - Residential - Single Family

Latitude: 32.5985645297

**TAD Map:** 2024-336 **MAPSCO:** TAR-116D

Longitude: -97.4090112324

Parcels: 1

Approximate Size+++: 1,770
Percent Complete: 100%

Land Sqft\*: 5,488 Land Acres\*: 0.1260

Pool: N

TTT Nounded.

## OWNER INFORMATION

**Current Owner:** 

JORDAN MARINA M Deed Date: 11/9/2020

HESS TYLER

Primary Owner Address:

Deed Volume:

Deed Page:

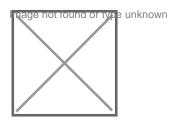
5509 MCMAHAN LN
CROWLEY, TX 76036

Instrument: <u>D220316377</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STARLIGHT HOMES TEXAS LLC	2/28/2020	D220048352		
CW-MCPHERSON RANCH LLC	11/7/2019	D219258960		

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



**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	\$240,982	\$55,000	\$295,982	\$295,982
2024	\$240,982	\$55,000	\$295,982	\$295,982
2023	\$268,046	\$55,000	\$323,046	\$281,735
2022	\$206,123	\$50,000	\$256,123	\$256,123
2021	\$176,859	\$50,000	\$226,859	\$226,859
2020	\$0	\$35,000	\$35,000	\$35,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.