



**Address:** [5524 COOKSTOWN LN](#)  
**City:** FORT WORTH  
**Georeference:** 25359R-E-15  
**Subdivision:** MCPHERSON VILLAGE ADDITION  
**Neighborhood Code:** 4S004W

**Latitude:** 32.5982626807  
**Longitude:** -97.409498707  
**TAD Map:** 2024-336  
**MAPSCO:** TAR-116D



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MCPHERSON VILLAGE ADDITION Block E Lot 15

**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:** 2023  
**Personal Property Account:** N/A  
**Agent:** RYAN LLC (00672F)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800065844  
**Site Name:** MCPHERSON VILLAGE ADDITION Block E Lot 15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,651  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1263  
**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:**  
PATHWAY HOMES BUYER LLC

**Primary Owner Address:**  
3131 MCKINNEY AVE STE 340  
DALLAS, TX 75204

**Deed Date:** 4/10/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223069254](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STARLIGHT HOMES TEXAS LLC	11/15/2021	<a href="#">D221335732</a>		

**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 <sup>+</sup>
2025	\$217,535	\$55,000	\$272,535	\$272,535
2024	\$217,535	\$55,000	\$272,535	\$272,535
2023	\$0	\$38,500	\$38,500	\$38,500
2022	\$0	\$35,000	\$35,000	\$35,000
0	\$0	\$0	\$0	\$0

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.