

Tarrant Appraisal District

Property Information | PDF

Account Number: 42778873

Latitude: 32.5982626807

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

Longitude: -97.409498707

Address: 5524 COOKSTOWN LN

City: FORT WORTH

Georeference: 25359R-E-15

Subdivision: MCPHERSON VILLAGE ADDITION

Neighborhood Code: 4S004W

Googlet Mapd 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) Site Number: 800065844

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT Site Name: MCPHERSON VILLAGE ADDITION Block E Lot 15

TARRANT REGIONAL WATER DISTRICT (223)

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225) Parcels: 1

CROWLEY ISD (912) Approximate Size⁺⁺⁺: 1,651
State Code: A Percent Complete: 100%

Year Built: 2023 Land Sqft*: 5,500
Personal Property Account: N/A Land Acres*: 0.1263

Agent: RYAN LLC (00672F) Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner: Deed Date: 4/10/2023
PATHWAY HOMES BUYER LLC

PATHWAY HOMES BUYER LLC

Primary Owner Address:

3131 MCKINNEY AVE STE 340

Deed Volume:

Deed Page:

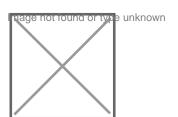
DALLAS, TX 75204 Instrument: <u>D223069254</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STARLIGHT HOMES TEXAS LLC	11/15/2021	D221335732		

VALUES

08-06-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

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.

08-06-2025 Page 2

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