



**Address:** [4400 ELLIS RANCH TR](#)  
**City:** FORT WORTH  
**Georeference:** A 943-1P12  
**Subdivision:** LOVING, S P SURVEY  
**Neighborhood Code:** 1H050D

**Latitude:** 32.7010181045  
**Longitude:** -97.3003100818  
**TAD Map:** 2060-376  
**MAPSCO:** TAR-091D



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

## PROPERTY DATA

**Legal Description:** LOVING, S P SURVEY Abstract  
943 Tract 1P12

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 80409695

**Site Name:** LOVING, S P SURVEY Abstract 943 Tract 1P12

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 247,044

**Land Acres<sup>\*</sup>:** 5.6710

**Pool:** N

<sup>+++</sup> Rounded.

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



### OWNER INFORMATION

**Current Owner:**  
PINNACLE PROPERTIES OF TEXAS LLC  
**Primary Owner Address:**  
7045 PORTOBELLO DR  
PLANO, TX 75024

**Deed Date:** 1/20/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225012273](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EAGLE 2022 LLC	3/15/2022	<a href="#">D222069675</a>		
KESHWANI RAMZAN A	2/25/2022	<a href="#">D222054762</a>		
SININIAN DEVELOPMENT	9/30/2002	00160200000132	0016020	0000132
MCPHERSON B C;MCPHERSON E LITTLEJOHN	1/11/2001	00147040000369	0014704	0000369
FORT WORTH CITY OF	5/10/1999	00138130000292	0013813	0000292
MATHIS WELTHA JUNE	6/1/1995	00133470000087	0013347	0000087
FORT WORTH CITY OF	5/31/1995	00119970001088	0011997	0001088
MATHIS WELTHA JUNE	7/21/1993	00111640001309	0011164	0001309
BLUM MARVIN E-ADMINISTRATOR	4/23/1991	00103500000567	0010350	0000567
MATHIS LESTER W	12/31/1900	00000000000000	0000000	0000000

### 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	\$0	\$0	\$0	\$0
2024	\$0	\$272,212	\$272,212	\$272,212
2023	\$0	\$272,212	\$272,212	\$272,212
2022	\$0	\$126,106	\$126,106	\$126,106
2021	\$0	\$126,106	\$126,106	\$126,106
2020	\$0	\$126,106	\$126,106	\$126,106

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

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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.