

Tarrant Appraisal District

Property Information | PDF

Account Number: 04994566

Address: 1417 MARKUM RANCH RD

City: TARRANT COUNTY
Georeference: A1865-1B

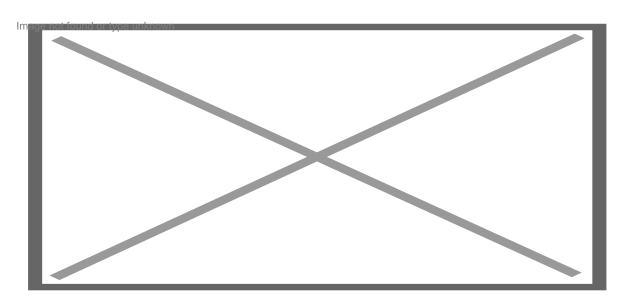
Subdivision: MUNRO, HUGH JR SURVEY

Neighborhood Code: 4A100T

**Latitude:** 32.6878634738 **Longitude:** -97.5150913497

**TAD Map:** 1994-368 **MAPSCO:** TAR-085H





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

#### PROPERTY DATA

Legal Description: MUNRO, HUGH JR SURVEY

Abstract 1865 Tract 1B

Jurisdictions:

TARRANT COUNTY (220)

EMERGENCY SVCS DIST #1 (222) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: D1 Year Built: 0

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 800003308

**Site Name:** BISSETT, ROBERT SURVEY 192 1D **Site Class:** ResAg - Residential - Agricultural

Parcels: 6

Approximate Size+++: 0
Percent Complete: 0%
Land Sqft\*: 381,150
Land Acres\*: 8.7500

Pool: N

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

### **OWNER INFORMATION**

03-13-2025 Page 1



DRY RANCH LLC

**Primary Owner Address:** 

4255 BRYANT IRVIN RD STE 203 FORT WORTH, TX 76109 Deed Date: 1/1/2016
Deed Volume:
Deed Page:

**Instrument:** <u>D217210159</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DRY MIKE	5/1/2015	D215091275		
BOSLER HEATHER 05 IRV TR ETAL	12/28/2012	D213006690	0000000	0000000
BOSLER JAMES L;BOSLER PATRICIA	5/20/2003	00167410000485	0016741	0000485
MARKUM B L;MARKUM FRANCES J	6/7/1988	00092940002087	0009294	0002087
BLUBAUGH M A TR	8/6/1985	00082670000611	0008267	0000611
REDWOOD PARTNERS	7/18/1984	00078920001520	0007892	0001520
PETTIGREW VIRGIL TR	12/31/1900	00076580000571	0007658	0000571

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

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$0	\$350,000	\$350,000	\$648
2023	\$0	\$350,000	\$350,000	\$691
2022	\$0	\$350,000	\$350,000	\$709
2021	\$0	\$350,000	\$350,000	\$726
2020	\$0	\$350,000	\$350,000	\$770

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

# **EXEMPTIONS / SPECIAL APPRAISAL**

03-13-2025 Page 2

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



## • AGRICULTURAL 1D1 23.51

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.

03-13-2025 Page 3