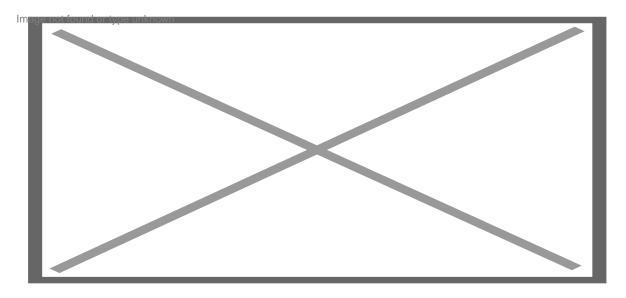


# Tarrant Appraisal District Property Information | PDF Account Number: 42594233

### Address: <u>4021 RANCHO MILAGRO DR</u> City: FORT WORTH Georeference: 23043E-1-30 Subdivision: LA FRONTERA-FORT WORTH Neighborhood Code: 2N400D

Latitude: 32.8996170893 Longitude: -97.4471211184 TAD Map: 2012-448 MAPSCO: TAR-031D





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

### PROPERTY DATA

#### Legal Description: LA FRONTERA-FORT WORTH Block 1 Lot 30

#### Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918) State Code: A Year Built: 2020 Personal Property Account: N/A Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800049226 Site Name: LA FRONTERA-FORT WORTH 1 30 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,816 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,800 Land Acres<sup>\*</sup>: 0.1791 Pool: Y

+++ Rounded.

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



### **OWNER INFORMATION**

#### Current Owner:

MCPHERSON JENNIFER SARRA MCPHERSON ANDREW RYAN

**Primary Owner Address:** 4021 RANCHO MILAGRO DR FORT WORTH, TX 76179 Deed Date: 3/5/2021 Deed Volume: Deed Page: Instrument: D221062333

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	7/29/2020	D220230238		

### 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	\$562,743	\$140,000	\$702,743	\$668,777
2023	\$619,981	\$125,000	\$744,981	\$607,979
2022	\$400,435	\$125,000	\$525,435	\$525,435
2021	\$230,138	\$125,000	\$355,138	\$355,138
2020	\$0	\$44,411	\$44,411	\$44,411

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**

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 T&P

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.