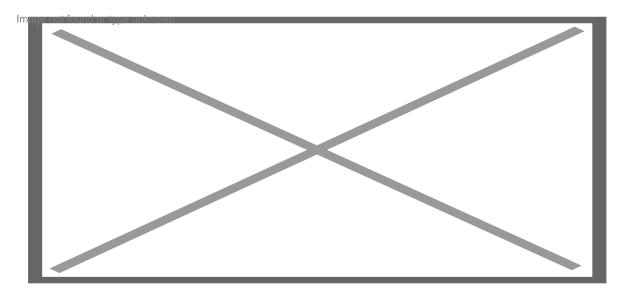


Tarrant Appraisal District Property Information | PDF Account Number: 42594233

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⁺⁺⁺: 3,816 Percent Complete: 100% Land Sqft^{*}: 7,800 Land Acres^{*}: 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.