



Address: [5209 BRYCE AVE](#)
City: FORT WORTH
Georeference: 6980-31-C
Subdivision: CHAMBERLAIN ARLINGTON HTS 1ST
Neighborhood Code: 4C110B

Latitude: 32.7394247543
Longitude: -97.3992623053
TAD Map: 2030-388
MAPSCO: TAR-075E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHAMBERLAIN ARLINGTON
HTS 1ST Block 31 Lot C

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)

Site Number: 00474568
Site Name: CHAMBERLAIN ARLINGTON HTS 1ST-31-C
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,860
Percent Complete: 100%
Land Sqft^{*}: 8,250
Land Acres^{*}: 0.1893
Pool: N

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Notice Sent Date: 4/15/2025

Notice Value: \$691,522

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WALLACE MINOR BRADLEY

Primary Owner Address:

5213 BRYCE AVE
FORT WORTH, TX 76107

Deed Date: 12/26/2024

Deed Volume:

Deed Page:

Instrument: [D224230996](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARNARD JANE BACHNER	9/13/2001	00152060000218	0015206	0000218
WEED BOBBY P;WEED JANE EWING	5/1/1993	00110390001241	0011039	0001241
KRAUS VERNON J	4/30/1993	00110390001238	0011039	0001238
KRAUS SYLVIA A	9/12/1986	00000000000000	0000000	0000000
IAN S SANDERSON INC	7/29/1985	00082570001379	0008257	0001379
OWL DEVELOPMENT CO INC	1/4/1985	00080510001080	0008051	0001080
NAHAM LOUIS C	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 ⁺
2025	\$279,022	\$412,500	\$691,522	\$691,522
2024	\$279,022	\$412,500	\$691,522	\$691,522
2023	\$373,589	\$495,000	\$868,589	\$685,369
2022	\$273,063	\$350,000	\$623,063	\$623,063
2021	\$271,425	\$350,000	\$621,425	\$620,906
2020	\$214,460	\$350,000	\$564,460	\$564,460

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

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.