



**Address:** [5128 COLLINWOOD AVE](#)  
**City:** FORT WORTH  
**Georeference:** 6980-47-25  
**Subdivision:** CHAMBERLAIN ARLINGTON HTS 1ST  
**Neighborhood Code:** 4C121B

**Latitude:** 32.7380078887  
**Longitude:** -97.3980965237  
**TAD Map:** 2030-388  
**MAPSCO:** TAR-075E



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

## PROPERTY DATA

**Legal Description:** CHAMBERLAIN ARLINGTON  
HTS 1ST Block 47 Lot 25 & 26

**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:** 00476099

**Site Name:** CHAMBERLAIN ARLINGTON HTS 1ST-47-25-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,413

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**Pool:** Y

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$815,000

**Protest Deadline Date:** 5/24/2024

<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:**

SABIA JOHN JOSEPH III

**Primary Owner Address:**

3605 W 5TH ST  
FORT WORTH, TX 76107

**Deed Date:** 10/3/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217230887](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORP	8/19/2017	<a href="#">D217230886</a>		
MENTZER CHRISTOPHER SEAN	6/6/2014	<a href="#">D214118222</a>	0000000	0000000
VILLAGE HOMES LP	9/10/2013	<a href="#">D213245234</a>	0000000	0000000
FWRJM PROPERTIES LTD	3/24/2006	<a href="#">D206101977</a>	0000000	0000000
T V G INVESTMENTS LLC GP	8/31/2005	<a href="#">D205262677</a>	0000000	0000000
FISCHER K G	2/6/2004	<a href="#">D204050880</a>	0000000	0000000
LOIS B CRAIG TRUSTEE	6/13/2003	00168360000324	0016836	0000324
CRAIG LOIS B EST	11/3/2002	00000000000000	0000000	0000000
CRAIG RICHARD K EST	8/25/1989	00096970001429	0009697	0001429
COOK NINA EST	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	\$565,000	\$250,000	\$815,000	\$815,000
2024	\$565,000	\$250,000	\$815,000	\$776,038
2023	\$588,000	\$250,000	\$838,000	\$646,698
2022	\$429,286	\$250,000	\$679,286	\$587,907
2021	\$284,461	\$250,000	\$534,461	\$534,461
2020	\$355,172	\$165,000	\$520,172	\$520,172

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

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## Tarrant Appraisal District Property Information | PDF

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.