



Address: [5201 CURZON AVE](#)
City: FORT WORTH
Georeference: 6980-146R-1RA
Subdivision: CHAMBERLAIN ARLINGTON HTS 1ST
Neighborhood Code: APT-Ridgmar

Latitude: 32.7298703508
Longitude: -97.3990850218
TAD Map: 2030-384
MAPSCO: TAR-075J



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 146R Lot 1RA

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)

State Code: BC

Year Built: 1960

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS, INC. (00344)

Notice Sent Date: 4/15/2025

Notice Value: \$1,359,150

Protest Deadline Date: 5/31/2024

Site Number: 80041396
Site Name: TREEHOUSE APTS
Site Class: APTMasterMtr - Apartment-Master Meter
Parcels: 1
Primary Building Name: TREEHOUSE APTS / 00487759
Primary Building Type: Multi-Family
Gross Building Area⁺⁺⁺: 16,509
Net Leasable Area⁺⁺⁺: 16,250
Percent Complete: 100%
Land Sqft^{*}: 37,746
Land Acres^{*}: 0.8665
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
5201 CURZON LLC
Primary Owner Address:
PO BOX 471309
FORT WORTH, TX 76147

Deed Date: 12/12/2016
Deed Volume:
Deed Page:
Instrument: [D216305326](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANABRIA GLADYS;SANABRIA ISMAEL	2/27/2006	D206059493	0000000	0000000
MARKINES LEONID L	2/3/2005	D205036128	0000000	0000000
HELD BRENT;HELD KATRINA	10/18/2002	00160960000109	0016096	0000109
HODGES ROY A	1/5/1999	00136010000184	0013601	0000184
VICK NORMAN A	12/7/1998	00135670000295	0013567	0000295
BELLE PLACE CO	1/1/1995	00122750001439	0012275	0001439
RAVEN INVESTMENT INC	7/20/1993	00111610002220	0011161	0002220
AMERICAN HEALTH & LIFE INS CO	4/7/1992	00105960002184	0010596	0002184
GRANT W LYNN	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	\$1,283,658	\$75,492	\$1,359,150	\$1,359,150
2024	\$1,099,508	\$75,492	\$1,175,000	\$1,175,000
2023	\$1,024,508	\$75,492	\$1,100,000	\$1,100,000
2022	\$1,024,508	\$75,492	\$1,100,000	\$1,100,000
2021	\$801,196	\$75,492	\$876,688	\$876,688
2020	\$591,008	\$75,492	\$666,500	\$666,500

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.