



Address: [5004 CURZON AVE](#)
City: FORT WORTH
Georeference: 6980-161-37
Subdivision: CHAMBERLAIN ARLINGTON HTS 1ST
Neighborhood Code: 4D004E

Latitude: 32.7303788648
Longitude: -97.3953962023
TAD Map: 2030-384
MAPSCO: TAR-075K



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 161 Lot 37 & 38

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: 00489956
Site Name: CHAMBERLAIN ARLINGTON HTS 1ST-161-37-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 909
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
Pool: N

State Code: A
Year Built: 1951
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

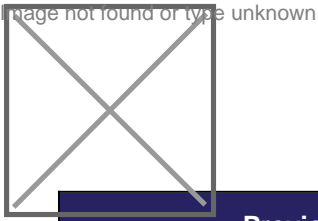
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
PETKOVYAT JOHN G
Primary Owner Address:
5004 CURZON AVE
FORT WORTH, TX 76107

Deed Date: 8/16/2018
Deed Volume:
Deed Page:
Instrument: [D218182547](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| CLEOD9 INVESTMENTS, LLC | 11/10/2017 | D217262195 | | |
| STAPLES DANIEL A | 8/31/2004 | D204277536 | 0000000 | 0000000 |
| WALKER H ALEXANDER;WALKER LACINDA | 11/7/2003 | D204257203 | 0000000 | 0000000 |
| ALEXANDER HELEN R | 12/31/1900 | 000000000000000 | 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 | \$191,932 | \$40,000 | \$231,932 | \$231,932 |
| 2024 | \$191,932 | \$40,000 | \$231,932 | \$231,932 |
| 2023 | \$192,338 | \$40,000 | \$232,338 | \$227,930 |
| 2022 | \$167,209 | \$40,000 | \$207,209 | \$207,209 |
| 2021 | \$148,515 | \$40,000 | \$188,515 | \$188,515 |
| 2020 | \$141,950 | \$40,000 | \$181,950 | \$181,950 |

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)

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.