07-19-2025

# Tarrant Appraisal District Property Information | PDF Account Number: 00490229

#### Address: 5220 CURZON AVE

City: FORT WORTH Georeference: 6980-163-11R Subdivision: CHAMBERLAIN ARLINGTON HTS 1ST Neighborhood Code: 4D004E Latitude: 32.730469846 Longitude: -97.3998538771 TAD Map: 2030-384 MAPSCO: TAR-075J

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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 163 Lot 11R Jurisdictions: CITY OF FORT WORTH (026) Site Number: 00490229 **TARRANT COUNTY (220)** Site Name: CHAMBERLAIN ARLINGTON HTS 1ST-163-11R TARRANT REGIONAL WATER DISTRICT Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** FORT WORTH ISD (905) Approximate Size+++: 1,062 State Code: A Percent Complete: 100% Year Built: 1951 Land Sqft\*: 7,626 Personal Property Account: N/A Land Acres\*: 0.1750 Agent: None Pool: N Notice Sent Date: 4/15/2025 Notice Value: \$203.809 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**

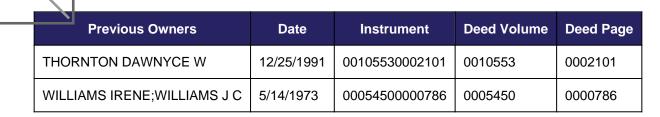
Current Owner: THORNTON CHRISTOPHER WILEY DESHEA Primary Owner Address: 237 MIRAMAR CIR

237 MIRAMAR CIR WEATHERFORD, TX 76085 Deed Date: 12/15/2024 Deed Volume: Deed Page: Instrument: D224122868





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### VALUES

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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	\$135,000	\$40,000	\$175,000	\$175,000
2024	\$163,809	\$40,000	\$203,809	\$131,340
2023	\$164,779	\$40,000	\$204,779	\$119,400
2022	\$142,915	\$40,000	\$182,915	\$108,545
2021	\$126,648	\$40,000	\$166,648	\$98,677
2020	\$116,736	\$40,000	\$156,736	\$89,706

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.