



Address: [5725 CURZON AVE](#)
City: FORT WORTH
Georeference: 6980-170-13
Subdivision: CHAMBERLAIN ARLINGTON HTS 1ST
Neighborhood Code: 4D001A

Latitude: 32.729977487
Longitude: -97.4091025086
TAD Map: 2024-384
MAPSCO: TAR-074M



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 170 Lot 13 & 14

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: 00491063
Site Name: CHAMBERLAIN ARLINGTON HTS 1ST-170-13-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,188
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434

State Code: A
Year Built: 2007
Personal Property Account: N/A
Agent: FW AREA HABITAT FOR HUMANITY (60156)
Notice Sent Date: 4/15/2025
Notice Value: \$222,646
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:
EDWARDS NIKETRICIA
Primary Owner Address:
5725 CURZON AVE
FORT WORTH, TX 76107-5830

Deed Date: 8/24/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207306592](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FT WORTH AREA HABITAT HUMANITY	5/5/2005	D205133487	0000000	0000000
KINSBURY ERVIN JR	12/28/2004	D205001014	0000000	0000000
PARRISH CURTIS ESTATE	8/17/1972	0000000000000000	0000000	0000000
CANNON WESLEY;CANNON WILLIE	4/29/1946	00018070000313	0001807	0000313

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	\$166,396	\$56,250	\$222,646	\$158,599
2024	\$166,396	\$56,250	\$222,646	\$144,181
2023	\$178,161	\$43,750	\$221,911	\$131,074
2022	\$157,848	\$25,000	\$182,848	\$119,158
2021	\$83,325	\$25,000	\$108,325	\$108,325
2020	\$83,325	\$25,000	\$108,325	\$105,811

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.