

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 00491454

Latitude: 32.7299291165

**TAD Map:** 2024-384 MAPSCO: TAR-075J

Longitude: -97.4046430338

Address: 5505 CURZON AVE

City: FORT WORTH Georeference: 6980-172-3

Subdivision: CHAMBERLAIN ARLINGTON HTS 1ST

Neighborhood Code: 4D001A

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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 172 Lot 3 & 4

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 00491454

**TARRANT COUNTY (220)** 

(Site Name: CHAMBERLAIN ARLINGTON HTS 1ST-172-3-20 TARRANT REGIONAL WATER DISTRICT Sité Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 1,148 State Code: A Percent Complete: 100%

Year Built: 1951 **Land Sqft**\*: 6,250 Personal Property Account: N/A Land Acres\*: 0.1434

Agent: None Pool: N

Protest Deadline Date: 5/15/2025

+++ Rounded.

#### OWNER INFORMATION

**Current Owner:** LOTT STEFEN

**ELIZADE JASON** 

**Primary Owner Address:** 5505 CURZON AVE

FORT WORTH, TX 76107

**Deed Date: 7/28/2022** 

**Deed Volume: Deed Page:** 

**Instrument:** D222190175

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



| Previous Owners                 | Date       | Instrument     | Deed Volume | Deed Page |
|---------------------------------|------------|----------------|-------------|-----------|
| METROPLEX CASAS LLC             | 10/28/2021 | D221375529     |             |           |
| LOVELY HOME SOLUTIONS LLC       | 4/20/2021  | D221109405     |             |           |
| JACKSON DORIS A                 | 11/13/2018 | D218274681     |             |           |
| CUSHMAN JAMES M                 | 4/4/2013   | D213123068     | 0000000     | 0000000   |
| SALAS JOSE;SALAS MARIA MARTINEZ | 5/6/2004   | D204147589     | 0000000     | 0000000   |
| CUSHMAN JAMES                   | 7/23/2002  | 00158800000276 | 0015880     | 0000276   |
| C & C PROPERTIES                | 3/4/2002   | 00155230000375 | 0015523     | 0000375   |
| NATIONS CREDIT FINANCIAL SERV   | 1/2/2001   | 00146810000200 | 0014681     | 0000200   |
| ANDREWS LEAR                    | 2/14/1998  | 00134910000346 | 0013491     | 0000346   |
| ANDREWS JIMMIE M EST            | 4/18/1992  | 00134910000344 | 0013491     | 0000344   |
| ANDREWS JIMMIE M                | 2/12/1978  | 00134910000344 | 0013491     | 0000344   |
| JOHNSON MYRTLE P                | 12/31/1900 | 00000000000000 | 0000000     | 0000000   |

## **VALUES**

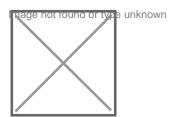
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$115,750          | \$56,250    | \$172,000    | \$172,000        |
| 2024 | \$159,118          | \$56,250    | \$215,368    | \$215,368        |
| 2023 | \$180,602          | \$43,750    | \$224,352    | \$224,352        |
| 2022 | \$64,752           | \$25,000    | \$89,752     | \$89,752         |
| 2021 | \$52,663           | \$25,000    | \$77,663     | \$77,663         |
| 2020 | \$45,438           | \$25,000    | \$70,438     | \$70,438         |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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<sup>+</sup> 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.

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