



**Address:** [5200 BLUE VALLEY CT](#)  
**City:** FORT WORTH  
**Georeference:** 7490--14R  
**Subdivision:** CLIFFVIEW ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7586423682  
**Longitude:** -97.2436765377  
**TAD Map:** 2078-396  
**MAPSCO:** TAR-065X



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** CLIFFVIEW ADDITION Lot 14R  
& BLK 4 LTS 25 & 26

**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:** A

**Year Built:** 1962

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$119,186

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00550205

**Site Name:** CLIFFVIEW ADDITION-14R-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,733

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 44,853

**Land Acres<sup>\*</sup>:** 1.0296

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

LECHUGA BASILIO

**Primary Owner Address:**

5200 BLUE VALLEY CT  
FORT WORTH, TX 76112-2805

**Deed Date:** 7/18/2007

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D207256103](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANNIE MAE	12/5/2006	<a href="#">D206384954</a>	0000000	0000000
LUCKETT CLAUDIA M	1/28/2000	00142050000345	0014205	0000345
MCDUFF CATHERINE	5/13/1996	00123660001968	0012366	0001968
MCDUFF RAYMOND T	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 <sup>+</sup>
2025	\$64,061	\$55,125	\$119,186	\$119,186
2024	\$64,061	\$55,125	\$119,186	\$110,900
2023	\$64,061	\$55,125	\$119,186	\$100,818
2022	\$59,778	\$31,875	\$91,653	\$91,653
2021	\$52,562	\$31,875	\$84,437	\$84,338
2020	\$44,796	\$31,875	\$76,671	\$76,671

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.