



Address: [5304 COLONY HILL RD](#)
City: FORT WORTH
Georeference: 42335C-3R-13G-10
Subdivision: TOP-OF-HILL TERRACE ADDN CONDO
Neighborhood Code: A1F020H

Latitude: 32.7557118846
Longitude: -97.2408296137
TAD Map: 2078-396
MAPSCO: TAR-065Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TOP-OF-HILL TERRACE ADDN
CONDO Block 3R Lot 13G & PT 19J

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: 00612464
Site Name: TOP-OF-HILL TERRACE ADDN CONDO-3R-13G-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,861
Percent Complete: 100%
Land Sqft^{*}: 1,594
Land Acres^{*}: 0.0365
Pool: N

State Code: A
Year Built: 1974
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
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:
YANG FAN
Primary Owner Address:
2205 LAKEWAY DR
KELLER, TX 76248

Deed Date: 3/19/2020
Deed Volume:
Deed Page:
Instrument: [D220067251](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS SHERRY B	11/6/2009	D209301834	00000000	00000000
KAWA JEAN	12/31/1900	0000000000000000	00000000	00000000



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	\$150,260	\$14,000	\$164,260	\$164,260
2024	\$185,635	\$14,000	\$199,635	\$199,635
2023	\$159,134	\$14,000	\$173,134	\$173,134
2022	\$153,000	\$7,000	\$160,000	\$160,000
2021	\$150,524	\$7,000	\$157,524	\$157,524
2020	\$138,036	\$7,000	\$145,036	\$145,036

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.