



**Address:** [5200 FLAMINGO RD](#)  
**City:** FORT WORTH  
**Georeference:** 8443-14-20  
**Subdivision:** COUCH, J T ADDITION  
**Neighborhood Code:** M1F02E

**Latitude:** 32.682793289  
**Longitude:** -97.2623642157  
**TAD Map:** 2072-368  
**MAPSCO:** TAR-092M



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

## PROPERTY DATA

**Legal Description:** COUCH, J T ADDITION Block 14  
Lot 20 & 19B

**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:** B

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$312,747

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

**Site Number:** 00636584  
**Site Name:** COUCH, J T ADDITION-14-20-20  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,960  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,175  
**Land Acres<sup>\*</sup>:** 0.1647  
**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:**  
CAZARES-RUIZ ROBERTO  
**Primary Owner Address:**  
5200 FLAMINGO RD  
FORT WORTH, TX 76119

**Deed Date:** 5/2/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224076620](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
T & R BUILDING LLC	6/9/2022	<a href="#">D222149201</a>		
HEB HOMES LLC	6/8/2022	<a href="#">D222151329</a>		
LANGFORD JEREMY;LANGFORD TANDRA L	6/29/2006	<a href="#">D206204218</a>	0000000	0000000
HOPKINS FLOYD L III;HOPKINS JENA	1/30/2006	<a href="#">D206031717</a>	0000000	0000000
VECTOR BUILDERS LTD	8/22/2005	<a href="#">D205252803</a>	0000000	0000000
MALLICK INVESTMENTS	5/23/2005	<a href="#">D205163990</a>	0000000	0000000
HICKS ROD	9/23/1986	00092420000331	0009242	0000331
STORY MASON	9/22/1986	00086950000070	0008695	0000070
ANTWINE NORMA DEAN	9/6/1984	00079510001277	0007951	0001277
ANTWINE EDWARD H;ANTWINE NORMA	3/11/1983	00074630001079	0007463	0001079

## 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	\$291,222	\$21,525	\$312,747	\$312,747
2024	\$291,222	\$21,525	\$312,747	\$312,747
2023	\$268,475	\$21,525	\$290,000	\$290,000
2022	\$210,000	\$5,000	\$215,000	\$215,000
2021	\$195,000	\$5,000	\$200,000	\$200,000
2020	\$147,901	\$2,000	\$149,901	\$149,901

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

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## Tarrant Appraisal District Property Information | PDF

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.