



**Address:** [5524 VAN NATTA LN](#)  
**City:** FORT WORTH  
**Georeference:** 14490-14-6  
**Subdivision:** FORTY OAKS ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7404713409  
**Longitude:** -97.2354381457  
**TAD Map:** 2078-388  
**MAPSCO:** TAR-079G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FORTY OAKS ADDITION Block  
14 Lot 6

**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:** 1953

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00976199

**Site Name:** FORTY OAKS ADDITION-14-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,348

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,680

**Land Acres<sup>\*</sup>:** 0.1763

**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:**

GUTIERREZ ANA L O  
CARRICHI MARIA I G

**Primary Owner Address:**

5524 VAN NATTA LN  
FORT WORTH, TX 76112

**Deed Date:** 5/10/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217110743](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REQUEST 2020 LLC	2/10/2017	<a href="#">D217042823</a>		
ESPANITA FUNDING LLC	2/7/2017	<a href="#">D217029675</a>		
FUENTES LOUIS A;FUENTES MARIA RAYES	2/23/2014	<a href="#">D214055246</a>	0000000	0000000
WIZARD FUNDING LLC	7/17/2013	<a href="#">D213191580</a>	0000000	0000000
STUARD BRETT NEAL;STUARD LYNNE	6/30/1988	00093170001563	0009317	0001563
RUSSELL ANNIE L	12/31/1900	000000000000000	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	\$165,150	\$23,040	\$188,190	\$188,190
2024	\$165,150	\$23,040	\$188,190	\$188,190
2023	\$166,624	\$23,040	\$189,664	\$189,664
2022	\$143,753	\$10,000	\$153,753	\$153,753
2021	\$119,870	\$10,000	\$129,870	\$129,870
2020	\$93,242	\$10,000	\$103,242	\$103,242

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.