



Address: [5516 CHARLOTT ST](#)
City: FORT WORTH
Georeference: 25530-21-5
Subdivision: MEADOWBROOK HILLS ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7586051318
Longitude: -97.2351313292
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: MEADOWBROOK HILLS
ADDITION Block 21 Lot 5
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: 1973
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$226,749
Protest Deadline Date: 5/24/2024

Site Number: 01692062
Site Name: MEADOWBROOK HILLS ADDITION-21-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,961
Percent Complete: 100%
Land Sqft^{*}: 13,750
Land Acres^{*}: 0.3156
Pool: N

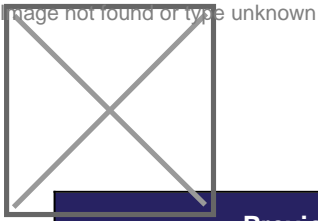
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
AUGHINBAUGH CAROL S
Primary Owner Address:
PO BOX 121302
ARLINGTON, TX 76012-1302

Deed Date: 9/1/2022
Deed Volume:
Deed Page:
Instrument: 142-22-160054



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AUGHINBAUGH CAROL S;WEBB FRANCIS H	9/24/1998	00134470000347	0013447	0000347
OWEN WILLIAM G	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 ⁺
2025	\$192,999	\$33,750	\$226,749	\$226,749
2024	\$192,999	\$33,750	\$226,749	\$219,122
2023	\$193,233	\$33,750	\$226,983	\$199,202
2022	\$176,908	\$15,000	\$191,908	\$181,093
2021	\$149,630	\$15,000	\$164,630	\$164,630
2020	\$175,342	\$15,000	\$190,342	\$159,763

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)
- DISABLED VET 70 to 99 PCT 11.22

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.