



Address: [5212 JAMES AVE](#)
City: FORT WORTH
Georeference: 39590-1-4
Subdivision: SOUTHCREST ADDITION
Neighborhood Code: 4T930J

Latitude: 32.6698483647
Longitude: -97.345409736
TAD Map: 2042-364
MAPSCO: TAR-090Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHCREST ADDITION Block
1 Lot 4

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: 2024
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$403,659
Protest Deadline Date: 5/24/2024

Site Number: 02799626
Site Name: SOUTHCREST ADDITION-1-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,881
Percent Complete: 100%
Land Sqft^{*}: 9,000
Land Acres^{*}: 0.2066
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:
VILLEGAS AGUSTINE
Primary Owner Address:
545 FAIRBOOK LN
FORT WORTH, TX 76140

Deed Date: 4/28/2025
Deed Volume:
Deed Page:
Instrument: [D225075071](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUNA JESUS;LUNA MARIA LUNA	12/18/2006	D207003866	0000000	0000000
CHAVEZ JOSE	2/1/1999	00136470000292	0013647	0000292
GAUNTT H W	7/18/1996	00124430000519	0012443	0000519
FORT WORTH ETAL CITY OF	10/5/1993	00113650000043	0011365	0000043
RFL INC	9/1/1989	00098690001959	0009869	0001959
WALLACE GARY DON	4/22/1986	00085230000557	0008523	0000557
STANCLIFF MILDRED G	5/30/1984	00078440000533	0007844	0000533
WRIGHT DAVID	2/21/1984	00077490000052	0007749	0000052
RICHARD A WEIGART	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 ⁺
2025	\$312,159	\$91,500	\$403,659	\$364,959
2024	\$0	\$44,000	\$44,000	\$44,000
2023	\$0	\$44,000	\$44,000	\$44,000
2022	\$0	\$15,000	\$15,000	\$15,000
2021	\$0	\$15,000	\$15,000	\$15,000
2020	\$0	\$15,000	\$15,000	\$15,000

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.