



Address: [5524 LUBBOCK AVE](#)
City: FORT WORTH
Georeference: 39460-70-13
Subdivision: SOUTH HILLS ADDITION
Neighborhood Code: 4S120B

Latitude: 32.6631819247
Longitude: -97.3568785289
TAD Map: 2042-360
MAPSCO: TAR-090T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH HILLS ADDITION Block
70 Lot 13

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: 1963
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$218,553
Protest Deadline Date: 5/24/2024

Site Number: 02839075
Site Name: SOUTH HILLS ADDITION-70-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,394
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
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:
SANCHEZ MANUEL
Primary Owner Address:
5524 LUBBOCK AVE
FORT WORTH, TX 76133-2312

Deed Date: 11/26/1994
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCHEZ MANUEL;SANCHEZ SARA R	1/24/1989	00095060001357	0009506	0001357
SECRETARY OF HUD	6/8/1988	00093070000044	0009307	0000044
CHARLES F CURRY CO	6/7/1988	00092910002289	0009291	0002289
SCOTT GARY L;SCOTT JEANNA	6/7/1986	00085720000794	0008572	0000794
STANTON G HAROLD	6/6/1986	00085720000792	0008572	0000792

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	\$178,553	\$40,000	\$218,553	\$218,553
2024	\$178,553	\$40,000	\$218,553	\$207,970
2023	\$175,349	\$40,000	\$215,349	\$189,064
2022	\$143,817	\$40,000	\$183,817	\$171,876
2021	\$134,496	\$40,000	\$174,496	\$156,251
2020	\$112,716	\$40,000	\$152,716	\$142,046

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)

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.