



**Address:** [521 FLINT ST](#)  
**City:** FORT WORTH  
**Georeference:** 39570-5-4  
**Subdivision:** SOUTH SIDE ADDITION-FT WORTH  
**Neighborhood Code:** 4T930L

**Latitude:** 32.6864143778  
**Longitude:** -97.3300462268  
**TAD Map:** 2048-368  
**MAPSCO:** TAR-091E



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SOUTH SIDE ADDITION-FT WORTH Block 5 Lot 4 THRU 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)

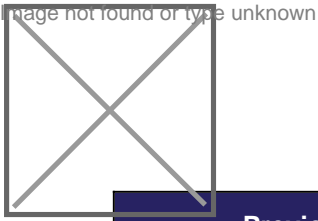
**Site Number:** 02892340  
**Site Name:** SOUTH SIDE ADDITION-FT WORTH Block 5 Lot 4 THRU 6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,276  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,636  
**Land Acres<sup>\*</sup>:** 0.3360  
**State Code:** A  
**Year Built:** 1923  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$100,559  
**Protest Deadline Date:** 5/24/2024  
**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:**  
SANGSVANG ROSANA  
**Primary Owner Address:**  
521 FLINT ST  
FORT WORTH, TX 76115

**Deed Date:** 6/19/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220149129](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ELIZONDO CONSUELO DE L VEGA	3/17/2011	000000000000000	0000000	0000000
ELIZONDO MANUEL G EST	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	\$50,923	\$49,636	\$100,559	\$83,155
2024	\$50,923	\$49,636	\$100,559	\$75,595
2023	\$51,578	\$49,636	\$101,214	\$68,723
2022	\$42,475	\$20,000	\$62,475	\$62,475
2021	\$37,297	\$20,000	\$57,297	\$57,297
2020	\$31,665	\$20,000	\$51,665	\$47,973

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.