



**Address:** [5331 COLONY HILL RD](#)  
**City:** FORT WORTH  
**Georeference:** 40997-1-4B  
**Subdivision:** SUTTON PLACE  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7564624637  
**Longitude:** -97.2401912188  
**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:** SUTTON PLACE Block 1 Lot 4B

**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:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$222,960

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

**Site Number:** 03060438

**Site Name:** SUTTON PLACE-1-4B

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,024

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,753

**Land Acres<sup>\*</sup>:** 0.1320

**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:**

OCEGUEDA DIANCY

**Primary Owner Address:**

5331 COLONY HILL RD  
FORT WORTH, TX 76112

**Deed Date:** 3/20/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219055645](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHONG LAN	4/21/2016	<a href="#">D216083877</a>		
KASSAM MEHDI	4/2/2002	<a href="#">D204231632</a>	0000000	0000000
LAKES LARRY	5/27/1993	00110820000075	0011082	0000075
OLNEY SAVINGS ASSOC	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 <sup>+</sup>
2025	\$201,386	\$21,574	\$222,960	\$205,517
2024	\$201,386	\$21,574	\$222,960	\$186,834
2023	\$201,893	\$21,574	\$223,467	\$169,849
2022	\$175,912	\$37,500	\$213,412	\$154,408
2021	\$102,871	\$37,500	\$140,371	\$140,371
2020	\$0	\$37,500	\$37,500	\$37,500

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.