LOCATION

Address: <u>5857 DENNIS AVE</u> City: FORT WORTH Georeference: 46210-2-1 Subdivision: WESTOVER ACRES Neighborhood Code: 4C300A

GeogletWapd or type unknown

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

PROPERTY DATA

Legal Description: WESTOVER ACRES Block 2 Lot

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: 1952

Personal Property Account: N/ALand AdAgent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (098564) NProtest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner: ROARING SPRINGS PROPERTIES LLC

Primary Owner Address: 316 BAILEY AVE FORT WORTH, TX 76107

Deed Date: 5/1/2017 Deed Volume: Deed Page: Instrument: D217096579

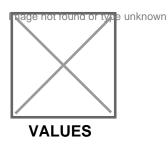
Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILLIE JAMES G;GILLIE MINERVA M	8/27/1992	00107610000407	0010761	0000407
SOIGNIER GUY A	12/31/1900	000000000000000000000000000000000000000	000000	0000000

Latitude: 32.7520953969 Longitude: -97.4142411332 TAD Map: 2024-392 MAPSCO: TAR-074D



Site Number: 03459306 Site Name: WESTOVER ACRES-2-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,055 Percent Complete: 100% Land Sqft^{*}: 7,670 Land Acres^{*}: 0.1760

Tarrant Appraisal District Property Information | PDF Account Number: 03459306



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$89,900	\$100,000	\$189,900	\$189,900
2024	\$111,000	\$100,000	\$211,000	\$211,000
2023	\$96,000	\$100,000	\$196,000	\$196,000
2022	\$55,000	\$100,000	\$155,000	\$155,000
2021	\$40,000	\$100,000	\$140,000	\$140,000
2020	\$5,000	\$100,000	\$105,000	\$105,000

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.