



**Address:** [5809 ATON AVE](#)  
**City:** WESTWORTH VILLAGE  
**Georeference:** 46210-13-3  
**Subdivision:** WESTOVER ACRES  
**Neighborhood Code:** 4C300B

**Latitude:** 32.7538273164  
**Longitude:** -97.41218128  
**TAD Map:** 2024-392  
**MAPSCO:** TAR-060Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTOVER ACRES Block 13  
Lot 3

**Jurisdictions:**

WESTWORTH VILLAGE (032)  
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:** 2023

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$595,000

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

**Site Number:** 03460711

**Site Name:** WESTOVER ACRES-13-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,534

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,983

**Land Acres<sup>\*</sup>:** 0.1603

**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:**

OLGUIN THOMAS ANTHONY JR  
OLGUIN ALANA KAY

**Primary Owner Address:**

5809 ATON AVE  
WESTWORTH VILLAGE, TX 76114

**Deed Date:** 2/28/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224034056](#)

| Previous Owners                     | Date       | Instrument                     | Deed Volume | Deed Page |
|-------------------------------------|------------|--------------------------------|-------------|-----------|
| VAQUERO ROARING SPRINGS PARTNERS LP | 6/9/2021   | <a href="#">D221165989</a>     |             |           |
| ROARING SPRINGS PROPERTIES LLC      | 5/11/2015  | <a href="#">D215220444-CWD</a> |             |           |
| RYLEX CAPITAL LLC                   | 2/19/2015  | <a href="#">D215036434</a>     |             |           |
| WEAKLEY TAYLOR                      | 1/30/2015  | <a href="#">D215023680</a>     |             |           |
| WEBSTER SARA                        | 1/28/2015  | <a href="#">D215018786</a>     |             |           |
| WEBSTER SARA                        | 12/11/2002 | 00162090000586                 | 0016209     | 0000586   |
| WEBSTER RUTH O EST                  | 2/17/1994  | 00000000000000                 | 0000000     | 0000000   |
| WEBSTER LEONARD                     | 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 | \$495,000          | \$100,000   | \$595,000    | \$595,000                    |
| 2024 | \$495,000          | \$100,000   | \$595,000    | \$595,000                    |
| 2023 | \$89,000           | \$100,000   | \$189,000    | \$189,000                    |
| 2022 | \$1,000            | \$69,000    | \$70,000     | \$70,000                     |
| 2021 | \$4,999            | \$100,000   | \$104,999    | \$104,999                    |
| 2020 | \$4,999            | \$100,000   | \$104,999    | \$104,999                    |

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.