



**Address:** [5737 TRACYNE DR](#)  
**City:** WESTWORTH VILLAGE  
**Georeference:** 46210-22-6  
**Subdivision:** WESTOVER ACRES  
**Neighborhood Code:** 4C300B

**Latitude:** 32.7548175545  
**Longitude:** -97.4100907738  
**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 22  
Lot 6

**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:** 1953  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03463907  
**Site Name:** WESTOVER ACRES Block 22 Lot 6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,338  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,500  
**Land Acres<sup>\*</sup>:** 0.1492  
**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:**  
DIAS MICHAEL  
**Primary Owner Address:**  
5741 TRACYNE DR  
WESTWORTH VILLAGE, TX 76114

**Deed Date:** 11/29/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223213730](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KANOUSE LYLE O'NEIL III	8/1/2023	<a href="#">D223213728</a>		
KANOUSE DEBRA LYNN	1/1/2016	<a href="#">D217087483</a>		
KANOUSE DEBRA LYNN;KANOUSE LYLE O'NEIL III	12/20/2001	<a href="#">D217087483</a>		
KANOUSE ANITA JO EST	8/18/1995	00120700002241	0012070	0002241
KANOUSE LYLE O III	11/13/1992	00108520000889	0010852	0000889
OLSON HELENA C	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	\$93,100	\$100,000	\$193,100	\$193,100
2024	\$93,100	\$100,000	\$193,100	\$193,100
2023	\$60,272	\$50,000	\$110,272	\$99,640
2022	\$51,568	\$50,000	\$101,568	\$90,582
2021	\$47,070	\$50,000	\$97,070	\$82,347
2020	\$39,092	\$50,000	\$89,092	\$74,861

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.