



**Address:** [5728 ATON AVE](#)  
**City:** WESTWORTH VILLAGE  
**Georeference:** 46210-22-19  
**Subdivision:** WESTOVER ACRES  
**Neighborhood Code:** 4C300B

**Latitude:** 32.7545676376  
**Longitude:** -97.4096509231  
**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 19

**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:** 03464040  
**Site Name:** WESTOVER ACRES-22-19  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,199  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,000  
**Land Acres<sup>\*</sup>:** 0.1836  
**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:**  
FRANK LANCE  
FRANK TERI  
**Primary Owner Address:**  
5728 ATON AVE  
WESTWORTH VILLAGE, TX 76114

**Deed Date:** 5/8/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220110219](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LT EQUITY INVESTMENTS LLC	9/26/2019	<a href="#">D219224429</a>		
DALLAS METRO HOLDINGS LLC	9/25/2019	<a href="#">D219221463</a>		
WILLIAMS ROBERT C; WILLIAMS TAE S	7/20/2005	<a href="#">D205220247</a>	0000000	0000000
WATTS ELINOR LYNN EST	11/20/1997	000000000000000	0000000	0000000
WATTS A W EST	8/8/1984	00079150000037	0007915	0000037

## 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	\$172,363	\$100,000	\$272,363	\$272,363
2024	\$175,000	\$100,000	\$275,000	\$275,000
2023	\$198,500	\$100,000	\$298,500	\$298,500
2022	\$211,324	\$100,000	\$311,324	\$311,324
2021	\$191,733	\$100,000	\$291,733	\$291,733
2020	\$112,900	\$100,000	\$212,900	\$212,900

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.