



**Address:** [5753 ATON AVE](#)  
**City:** WESTWORTH VILLAGE  
**Georeference:** 46210-23-3  
**Subdivision:** WESTOVER ACRES  
**Neighborhood Code:** 4C300B

**Latitude:** 32.7541998081  
**Longitude:** -97.410848036  
**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 23  
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:** 1953

**Personal Property Account:** N/A

**Agent:** INTEGRATAX (00753)

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

**Site Number:** 03464156

**Site Name:** WESTOVER ACRES-23-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,591

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,080

**Land Acres<sup>\*</sup>:** 0.1854

**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:**

WILLIAM L COWDEN REAL EST LLC

**Primary Owner Address:**

3848 SARRA LN  
SPRINGTOWN, TX 76082

**Deed Date:** 12/6/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211304497](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIQUIDATING TRUST	11/21/2011	<a href="#">D211293063</a>	0000000	0000000
NPOT PARTNERS I LP	1/6/2009	<a href="#">D209004392</a>	0000000	0000000
PATTERSON SHEILA	12/20/2007	<a href="#">D208017999</a>	0000000	0000000
CRUZ JOE SANTA	12/20/2007	<a href="#">D208017998</a>	0000000	0000000
GONZALEZ LAURA L	5/25/2004	<a href="#">D205233668</a>	0000000	0000000
GONZALEZ LAURA;GONZALEZ MARIO	9/15/1999	00140120000261	0014012	0000261
SMITH NAN	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	\$119,302	\$100,000	\$219,302	\$219,302
2024	\$141,232	\$100,000	\$241,232	\$241,232
2023	\$132,726	\$100,000	\$232,726	\$232,726
2022	\$100,000	\$100,000	\$200,000	\$200,000
2021	\$100,000	\$100,000	\$200,000	\$200,000
2020	\$52,869	\$100,000	\$152,869	\$152,869

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.