



**Latitude:** 32.7423705792  
**Longitude:** -97.2452739461  
**TAD Map:** 2078-388  
**MAPSCO:** TAR-079F



**City:**  
**Georeference:** A 33-45G  
**Subdivision:** AHLER, P H SURVEY  
**Neighborhood Code:** 1H040E

Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** AHLER, P H SURVEY Abstract  
33 Tract 45G

**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:** 1939

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2024

**Notice Value:** \$257,927

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

**Site Number:** 03729907  
**Site Name:** AHLER, P H SURVEY-45G-50  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,720  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,986  
**Land Acres<sup>\*</sup>:** 0.3210  
**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:**  
NGUYEN PHUONG  
**Primary Owner Address:**  
5111 GOLDEN RAIN DR  
ARLINGTON, TX 76018

**Deed Date:** 9/20/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221273935](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAM ANTHONY	4/26/2014	<a href="#">D214097925</a>	0000000	0000000
DO NEIM THI EST	6/11/1997	00127990000491	0012799	0000491
LEBA LEON	1/3/1994	00115810001707	0011581	0001707
PHAM NGHI VAN;PHAM NIEM THI	6/4/1990	00099440001023	0009944	0001023
JOHNSON HAROLD;JOHNSON JOHNNIE F	6/7/1988	00092960000525	0009296	0000525
LEWIS WILFRED D	9/1/1984	00079380000784	0007938	0000784
JOHNSON JOHNNIE F	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	\$0	\$0	\$0	\$0
2023	\$200,836	\$33,986	\$234,822	\$234,822
2022	\$191,759	\$9,000	\$200,759	\$200,759
2021	\$156,943	\$9,000	\$165,943	\$63,723
2020	\$144,660	\$9,000	\$153,660	\$57,930
0	\$0	\$0	\$0	\$0

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.