



**Address:** [5013 FLAT CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 44065-22-5R  
**Subdivision:** TWIN MILLS ADDITION  
**Neighborhood Code:** 2N010R

**Latitude:** 32.8820117872  
**Longitude:** -97.399995734  
**TAD Map:** 2030-440  
**MAPSCO:** TAR-033J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TWIN MILLS ADDITION Block 22  
Lot 5R

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06604897

**Site Name:** TWIN MILLS ADDITION-22-5R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,540

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,080

**Land Acres<sup>\*</sup>:** 0.1625

**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:**

MCCLANAHAN HARVEY  
MCCLANAHAN VICTORIA

**Primary Owner Address:**

5013 FLAT CREEK DR  
FORT WORTH, TX 76179

**Deed Date:** 6/9/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221166517](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUTIERREZ TERRY RAE	10/24/2015	M215011670		
WALKER TERRY B	7/24/2015	<a href="#">D215167853</a>		
ALVAREZ GWENDOLYN B	2/3/2006	<a href="#">D206047692</a>	0000000	0000000
ALVAREZ BENJAMIN;ALVAREZ G	3/30/1995	00119230000051	0011923	0000051
WOODLAND WEST VILLAGE HOMES	1/4/1994	00114050001012	0011405	0001012
MITCHELL B N	1/1/1993	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	\$198,120	\$65,000	\$263,120	\$263,120
2024	\$198,120	\$65,000	\$263,120	\$263,120
2023	\$212,322	\$40,000	\$252,322	\$252,322
2022	\$191,503	\$40,000	\$231,503	\$231,503
2021	\$154,766	\$40,000	\$194,766	\$194,766
2020	\$152,379	\$40,000	\$192,379	\$192,303

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.