



Address: [5116 NORTH BRANCH DR](#)
City: FORT WORTH
Georeference: 2157-6-6
Subdivision: BELLAIRE PARK NORTH
Neighborhood Code: 4R020H

Latitude: 32.6721307679
Longitude: -97.4315369609
TAD Map: 2018-364
MAPSCO: TAR-088P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BELLAIRE PARK NORTH Block
6 Lot 6

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: 1993

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$841,582

Protest Deadline Date: 5/24/2024

Site Number: 06607039

Site Name: BELLAIRE PARK NORTH-6-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,734

Percent Complete: 100%

Land Sqft^{*}: 12,936

Land Acres^{*}: 0.2969

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

RICHARDSON THOMAS H III
RICHARDSON MARCIA

Primary Owner Address:

5116 N BRANCH DR
FORT WORTH, TX 76132-3745

Deed Date: 6/28/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212161519](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEONARD ROBERT W JR	8/22/2002	00159160000245	0015916	0000245
WANG GWENDOLYN R;WANG MERLE A	5/29/1998	00132420000301	0013242	0000301
WILSON JANICE C;WILSON MARK A	12/22/1993	00113800002327	0011380	0002327
PERRY HOMES	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 ⁺
2025	\$731,582	\$110,000	\$841,582	\$710,326
2024	\$731,582	\$110,000	\$841,582	\$645,751
2023	\$709,044	\$110,000	\$819,044	\$587,046
2022	\$578,837	\$90,000	\$668,837	\$533,678
2021	\$395,162	\$90,000	\$485,162	\$485,162
2020	\$400,063	\$90,000	\$490,063	\$490,063

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.