



Address: [5221 ASH RIVER RD](#)
City: FORT WORTH
Georeference: 31565-100-4
Subdivision: PARK GLEN ADDITION
Neighborhood Code: 3K200E

Latitude: 32.8896429311
Longitude: -97.2744087758
TAD Map: 2066-444
MAPSCO: TAR-036G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARK GLEN ADDITION Block
100 Lot 4

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #6 - RESIDENTIAL (605)
KELLER ISD (907)

State Code: A
Year Built: 1996
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 06762662
Site Name: PARK GLEN ADDITION-100-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,040
Percent Complete: 100%
Land Sqft^{*}: 8,613
Land Acres^{*}: 0.1977
Pool: N

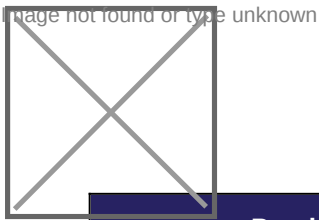
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
VILLARAN MANUEL
VILLARAN LISA
Primary Owner Address:
5221 ASH RIVER RD
FORT WORTH, TX 76137

Deed Date: 7/19/2022
Deed Volume:
Deed Page:
Instrument: [D222182213](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KERWIN PETER J;KERWIN ROSEANN M	3/12/1999	00137120000372	0013712	0000372
CENTEX REAL ESTATE CORP	9/30/1996	00125330000424	0012533	0000424
HILLWOOD/PARK GLEN LTD	1/1/1994	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	\$418,013	\$65,000	\$483,013	\$483,013
2024	\$418,013	\$65,000	\$483,013	\$483,013
2023	\$424,121	\$65,000	\$489,121	\$489,121
2022	\$341,093	\$55,000	\$396,093	\$347,270
2021	\$265,482	\$55,000	\$320,482	\$315,700
2020	\$232,000	\$55,000	\$287,000	\$287,000

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.