



Address: [5316 WARM SPRINGS TR](#)
City: FORT WORTH
Georeference: 31565-64-15-71
Subdivision: PARK GLEN ADDITION
Neighborhood Code: 3K200B

Latitude: 32.869334149
Longitude: -97.2707428066
TAD Map: 2066-436
MAPSCO: TAR-036U



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 64
Lot 15 PLAT A-3152

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)
BIRDVILLE ISD (902)

State Code: A
Year Built: 1997
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07000766
Site Name: PARK GLEN ADDITION-64-15-71
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,593
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
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:
KHANAL NEHA
LUITEL KESHAB
Primary Owner Address:
5316 WARM SPRINGS TRL
FORT WORTH, TX 76137

Deed Date: 4/27/2023
Deed Volume:
Deed Page:
Instrument: [D223072256](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CYPHERS MELISSA	11/1/2011	D211269235	0000000	0000000
FEDERAL HOME LOAN MTG CORP	5/3/2011	D211110752	0000000	0000000
COURTNEY DOLAN;COURTNEY WAYNE	3/19/2005	D205078575	0000000	0000000
OLD REPUBLIC NATL TITLE INS CO	3/18/2005	D205078574	0000000	0000000
MABRY KIMBERLY S;MABRY MICHAEL	6/10/1998	00132640000379	0013264	0000379
SOVEREIGN TEXAS HOMES LTD	9/22/1997	00129230000276	0012923	0000276
BASSWOOD DEV CORP	1/1/1996	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	\$340,167	\$65,000	\$405,167	\$405,167
2024	\$340,167	\$65,000	\$405,167	\$405,167
2023	\$360,672	\$65,000	\$425,672	\$294,165
2022	\$298,604	\$55,000	\$353,604	\$267,423
2021	\$188,112	\$55,000	\$243,112	\$243,112
2020	\$188,112	\$55,000	\$243,112	\$243,112

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.