



**Address:** [5320 WARM SPRINGS TR](#)  
**City:** FORT WORTH  
**Georeference:** 31565-64-16-71  
**Subdivision:** PARK GLEN ADDITION  
**Neighborhood Code:** 3K200B

**Latitude:** 32.8693332823  
**Longitude:** -97.2705799498  
**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 16 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)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 07000774

**Site Name:** PARK GLEN ADDITION-64-16-71

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

**Parcels:** 1

**Approximate Size+++:** 1,928

**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:**

FRANKLIN TRACEY  
FRANKLIN MICHAEL

**Primary Owner Address:**

5320 WARM SPRINGS TRL  
FORT WORTH, TX 76137

**Deed Date:** 5/11/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222125886](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROMIN GARY W;ROMIN LELYNN K	5/15/2017	<a href="#">D217115990</a>		
DOERR MICHAEL K	11/19/2010	<a href="#">D210294655</a>	0000000	0000000
GEORGE MELISSA	5/4/2006	<a href="#">D206141178</a>	0000000	0000000
ESTEP LINDA	5/28/1999	00138470000064	0013847	0000064
SOVEREIGN TEXAS HOMES LTD	12/31/1998	00135890000104	0013589	0000104
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 <sup>+</sup>
2025	\$236,786	\$65,000	\$301,786	\$301,786
2024	\$287,889	\$65,000	\$352,889	\$352,889
2023	\$313,872	\$65,000	\$378,872	\$378,872
2022	\$238,271	\$55,000	\$293,271	\$293,271
2021	\$197,637	\$55,000	\$252,637	\$252,637
2020	\$198,589	\$55,000	\$253,589	\$253,589

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.