



**Address:** [5505 CHAMPLAIN DR](#)  
**City:** FORT WORTH  
**Georeference:** 31789-2-3  
**Subdivision:** PARKWAY AT PARK GLEN ADDITION  
**Neighborhood Code:** 3K200A

**Latitude:** 32.8926291467  
**Longitude:** -97.2658648659  
**TAD Map:** 2066-444  
**MAPSCO:** TAR-036H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKWAY AT PARK GLEN  
ADDITION Block 2 Lot 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07371314

**Site Name:** PARKWAY AT PARK GLEN ADDITION-2-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,815

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,150

**Land Acres<sup>\*</sup>:** 0.1641

**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:**

PRESTON PEYTON MELISSA  
CEARLEY JUSTIN TRAVIS

**Primary Owner Address:**

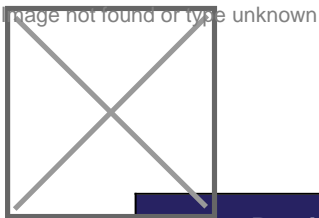
5505 CHAMPLAIN DR  
FORT WORTH, TX 76137

**Deed Date:** 5/2/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223078978](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BELL DANNY L	7/25/2003	<a href="#">D203279536</a>	0017009	0000186
RICHARD W FULLER TEXAS LLC	1/16/2001	00146950000340	0014695	0000340
PARKWOOD HILL DEV INC	1/1/1999	000000000000000	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	\$271,298	\$75,000	\$346,298	\$346,298
2024	\$271,298	\$75,000	\$346,298	\$346,298
2023	\$268,598	\$75,000	\$343,598	\$291,888
2022	\$219,264	\$60,000	\$279,264	\$265,353
2021	\$187,863	\$60,000	\$247,863	\$241,230
2020	\$159,300	\$60,000	\$219,300	\$219,300

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.