



**Address:** [5913 ANGUS DR](#)  
**City:** FORT WORTH  
**Georeference:** 23140-Z-6A1  
**Subdivision:** LAKE CREST EST #1 & 2 ADDITION  
**Neighborhood Code:** 2N0200

**Latitude:** 32.8656174066  
**Longitude:** -97.409358194  
**TAD Map:** 2024-436  
**MAPSCO:** TAR-032V



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** LAKE CREST EST #1 & 2  
ADDITION Block Z Lot 6A1 6A2 9A 10A 11A

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** C1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$97,500  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07545495  
**Site Name:** LAKE CREST EST #1 & 2 ADDITION-Z-6A1-20  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 43,200  
**Land Acres<sup>\*</sup>:** 0.9917  
**Pool:** N

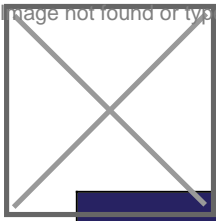
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
AVELAR JUVENTINO  
AVELAR ELODIA T  
**Primary Owner Address:**  
5905 ANGUS DR  
FORT WORTH, TX 76179

**Deed Date:** 9/19/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218081464CWD](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHONHNABOTH VILAYVANH	9/10/2016	<a href="#">D216219955</a>		
PHONHNABOTH VILAYVANH	3/30/2015	<a href="#">D215062724</a>		
PHONHNABOTH BOUTHAVILASITH	3/30/2012	<a href="#">D212075001</a>	0000000	0000000
PHONHNABOTH BOUNRATTANAPASONG	1/20/2004	<a href="#">D204026094</a>	0000000	0000000
PHONHNABOTH BOUNTHAVISOUK	6/12/1996	00123980001479	0012398	0001479

## 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	\$0	\$97,500	\$97,500	\$97,200
2024	\$0	\$97,500	\$97,500	\$81,000
2023	\$0	\$67,500	\$67,500	\$67,500
2022	\$0	\$67,500	\$67,500	\$67,500
2021	\$0	\$35,000	\$35,000	\$35,000
2020	\$0	\$35,000	\$35,000	\$35,000

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

There are no exemptions for this property

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.