

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 07933886

Address: 5044 CHAMPIONS AVE

City: FORT WORTH Georeference: 23114-1-1A

Subdivision: LAKE ARL RANCH MH PARK Neighborhood Code: 220-MHImpOnly

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

Latitude: 32.6869256928 Longitude: -97.237217134 **TAD Map: 2078-368** MAPSCO: TAR-093G



## PROPERTY DATA

Legal Description: LAKE ARL RANCH MH PARK PAD 167 2001 PALM HARBOR 28 X 58 LB# PFS0740773 VALUE MASTER

Jurisdictions:

CITY OF FORT WORTH (026) **TARRANT COUNTY (220)** 

TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: M1 Year Built: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07933886

Site Name: LAKE ARL RANCH MH PARK-167-80 Site Class: M1 - Residential - Mobile Home Imp-Only

Parcels: 1

Approximate Size+++: 1,624 Percent Complete: 100%

Land Sqft\*: 0

Land Acres\*: 0.0000

Pool: N

## OWNER INFORMATION

**Current Owner:** MASSEY GENEVA C **Primary Owner Address:** 5044 CHAMPIONS AVE

FORT WORTH, TX 76119-6573

**Deed Date: 12/6/2001** Deed Volume: 0000000 **Deed Page: 0000000** 

Instrument: 000000000000000

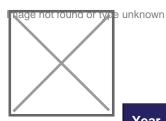
## **VALUES**

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.

08-23-2025 Page 1

<sup>+++</sup> Rounded.

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



Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$16,348	\$0	\$16,348	\$16,348
2024	\$16,348	\$0	\$16,348	\$16,348
2023	\$16,932	\$0	\$16,932	\$16,932
2022	\$17,516	\$0	\$17,516	\$17,516
2021	\$18,100	\$0	\$18,100	\$18,100
2020	\$18,684	\$0	\$18,684	\$18,684

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

08-23-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.