



**Address:** [5044 CHAMPIONS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 23114-1-1A  
**Subdivision:** LAKE ARL RANCH MH PARK  
**Neighborhood Code:** 220-MHImpOnly

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



Google Map or type unknown

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

## 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<sup>+++</sup>:** 1,624

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**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:**

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:** 00000000000000

## 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	\$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.

+ 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.