



Address: [5052 WILD OATS DR](#)
City: FORT WORTH
Georeference: 44065-17-49
Subdivision: TWIN MILLS ADDITION
Neighborhood Code: 2N010D

Latitude: 32.8852774649
Longitude: -97.402477631
TAD Map: 2030-440
MAPSCO: TAR-033J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TWIN MILLS ADDITION Block 17
Lot 49

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$297,000

Protest Deadline Date: 5/24/2024

Site Number: 40679381

Site Name: TWIN MILLS ADDITION-17-49

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,970

Percent Complete: 100%

Land Sqft^{*}: 5,474

Land Acres^{*}: 0.1256

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:

BROWN J DEREK

BROWN ANGELA

Primary Owner Address:

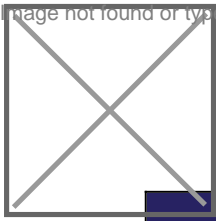
5052 WILD OATS DR
FORT WORTH, TX 76179-8128

Deed Date: 7/1/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205198028](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEXAS HOLIDAY BUILDERS LP	4/8/2005	D205108290	0000000	0000000
TAURUS TWIN MILLS LTD PRTN	1/1/2004	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 ⁺
2025	\$186,951	\$65,000	\$251,951	\$251,951
2024	\$232,000	\$65,000	\$297,000	\$289,276
2023	\$272,629	\$60,000	\$332,629	\$262,978
2022	\$219,157	\$60,000	\$279,157	\$239,071
2021	\$172,337	\$45,000	\$217,337	\$217,337
2020	\$153,536	\$45,000	\$198,536	\$198,536

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.