07-27-2025

**Tarrant Appraisal District** Property Information | PDF Account Number: 41080327

Latitude: 32.849631124

**TAD Map:** 2060-428 MAPSCO: TAR-050A

Longitude: -97.2928765958

#### Address: 5804 TULEYS CREEK DR

**City:** FORT WORTH Georeference: 13561-2-2 Subdivision: FAIRWAYS OF FOSSIL CREEK, THE Neighborhood Code: 3K100A

Googlet Mapd or type unknown

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

Legal Description: FAIRWAYS OF FOSSIL CREEK,

### **PROPERTY DATA**

CITY OF FORT WORTH (026)

EAGLE MTN-SAGINAW ISD (918)

Personal Property Account: N/A

Protest Deadline Date: 5/24/2024

Notice Sent Date: 5/1/2025 Notice Value: \$444.401

**TARRANT COUNTY (220)** 

THE Block 2 Lot 2 Jurisdictions:

State Code: A

Agent: None

Year Built: 2012

Site Number: 41080327 Site Name: FAIRWAYS OF FOSSIL CREEK, THE-2-2 **TARRANT REGIONAL WATER DISTRICT (223)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 2,578 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,014 Land Acres\*: 0.1380 Pool: N

#### +++ Rounded.

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

#### OWNER INFORMATION

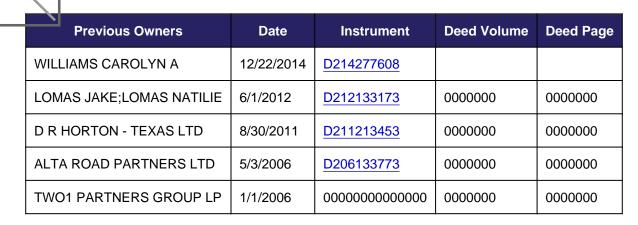
**Current Owner: MIRZAIAN SEVAN** ANSARI CAMELLIA

**Primary Owner Address:** 5804 TULEYS CREEK DR FORT WORTH, TX 76137

Deed Date: 2/28/2018 **Deed Volume: Deed Page:** Instrument: D218044048



# type unknown ge not round or LOCATION



### VALUES

ge not tound or type unknown

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$369,401	\$75,000	\$444,401	\$444,401
2024	\$369,401	\$75,000	\$444,401	\$406,027
2023	\$348,476	\$75,000	\$423,476	\$369,115
2022	\$291,994	\$65,000	\$356,994	\$335,559
2021	\$240,054	\$65,000	\$305,054	\$305,054
2020	\$225,000	\$65,000	\$290,000	\$290,000

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**

• 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.