



Address: [5701 VALLEY STREAM WAY](#)
City: FORT WORTH
Georeference: 44358-8-24
Subdivision: VALLEY BROOK
Neighborhood Code: 3K300I

Latitude: 32.9019271613
Longitude: -97.263201421
TAD Map: 2072-448
MAPSCO: TAR-036D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VALLEY BROOK Block 8 Lot 24

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$405,950

Protest Deadline Date: 5/24/2024

Site Number: 41146239

Site Name: VALLEY BROOK-8-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,649

Percent Complete: 100%

Land Sqft^{*}: 6,602

Land Acres^{*}: 0.1515

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:

MANJARREZ FRANCISCO
MANJARREZ A

Primary Owner Address:

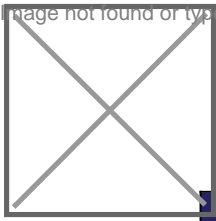
5701 VALLEY STREAM WAY
KELLER, TX 76244-5186

Deed Date: 6/6/2008

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D208224197](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	1/29/2008	D208036508	0000000	0000000
KBL II PARTNERS LTD	1/1/2006	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	\$345,950	\$60,000	\$405,950	\$405,950
2024	\$345,950	\$60,000	\$405,950	\$374,034
2023	\$337,460	\$60,000	\$397,460	\$340,031
2022	\$285,710	\$45,000	\$330,710	\$309,119
2021	\$236,017	\$45,000	\$281,017	\$281,017
2020	\$219,167	\$45,000	\$264,167	\$264,167

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.