



**Address:** [5420 CREEK HILL LN](#)  
**City:** FORT WORTH  
**Georeference:** 31682-6-21  
**Subdivision:** PARKVIEW HILLS  
**Neighborhood Code:** 2N050E

**Latitude:** 32.8611737133  
**Longitude:** -97.4046969338  
**TAD Map:** 2024-432  
**MAPSCO:** TAR-033W



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PARKVIEW HILLS Block 6 Lot 21

**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:** 2008

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX LOCK (11667)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41209907  
**Site Name:** PARKVIEW HILLS-6-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,137  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,750  
**Land Acres<sup>\*</sup>:** 0.1320  
**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:**

TPRJ SERIES LLC PROTECTED SERIES FOUR

**Primary Owner Address:**

PO BOX 79021  
FORT WORTH, TX 76179

**Deed Date:** 2/3/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221038064](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANKS KRISTOPHER D	1/22/2021	<a href="#">D221019329</a>		
TPRJ SERIES LLC PROTECTED SERIES FOUR	11/20/2019	<a href="#">D219271334</a>		
FRANKS KRISTOPHER D	12/3/2015	<a href="#">D215271411</a>		
PERALES ANGELA	8/9/2015	<a href="#">D215271410</a>		
PERALES ANGELA A;PERALES FABIAN	1/7/2009	<a href="#">D209010298</a>	0000000	0000000
ANTARES ACQUISTION LLC	10/1/2008	<a href="#">D208379651</a>	0000000	0000000
BARHAM & HARRIS DEV ONE LP	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 <sup>+</sup>
2025	\$248,996	\$65,000	\$313,996	\$313,996
2024	\$248,996	\$65,000	\$313,996	\$313,996
2023	\$269,000	\$40,000	\$309,000	\$309,000
2022	\$204,509	\$40,000	\$244,509	\$244,509
2021	\$178,000	\$40,000	\$218,000	\$218,000
2020	\$155,000	\$40,000	\$195,000	\$195,000

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

There are no exemptions for this property

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.