



Address: [5317 MOLASSES DR](#)
City: FORT WORTH
Georeference: 44065-4-4
Subdivision: TWIN MILLS ADDITION
Neighborhood Code: 2N010D

Latitude: 32.8828147804
Longitude: -97.4054006622
TAD Map: 2024-440
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 4
Lot 4

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: 2014
Personal Property Account: N/A
Agent: TEXAS TAX PROTEST (05909)
Protest Deadline Date: 5/24/2024

Site Number: 41249518
Site Name: TWIN MILLS ADDITION-4-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,606
Percent Complete: 100%
Land Sqft^{*}: 6,970
Land Acres^{*}: 0.1600
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:
HASSON POUNCY K
Primary Owner Address:
5317 MOLASSES DR
FORT WORTH, TX 76179

Deed Date: 8/12/2014
Deed Volume:
Deed Page:
Instrument: [D214175311](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	2/13/2014	D214030529	0000000	0000000
TAURUS TWIN MILLS LTD PRTNSHP	1/1/2007	0000000000000000	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	\$350,000	\$65,000	\$415,000	\$415,000
2024	\$350,000	\$65,000	\$415,000	\$415,000
2023	\$351,973	\$60,000	\$411,973	\$411,973
2022	\$319,000	\$60,000	\$379,000	\$379,000
2021	\$253,452	\$60,000	\$313,452	\$313,452
2020	\$253,452	\$60,000	\$313,452	\$313,452

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.