



**Address:** [5317 THORNBUSH DR](#)  
**City:** FORT WORTH  
**Georeference:** 44065-6-17  
**Subdivision:** TWIN MILLS ADDITION  
**Neighborhood Code:** 2N010D

**Latitude:** 32.8843406135  
**Longitude:** -97.4048527054  
**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 6  
Lot 17

**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:** THE RAY TAX GROUP LLC (01008)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41250079  
**Site Name:** TWIN MILLS ADDITION-6-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,921  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,752  
**Land Acres<sup>\*</sup>:** 0.1550  
**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:**  
DUNCAN JILL ANNETTE  
**Primary Owner Address:**  
5317 THORNBUSH DR  
FORT WORTH, TX 76179

**Deed Date:** 8/4/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220190369](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EARWOOD LAURA;EARWOOD RANDALL	6/9/2017	<a href="#">D217132662</a>		
FOSTER C F HOGAN JR;FOSTER JAMIE M	4/23/2009	<a href="#">D209114072</a>	0000000	0000000
MHI PARTNERSHIP	2/27/2008	<a href="#">D208071016</a>	0000000	0000000
TAURUS TWIN MILLS LTD PRTNSHP	1/1/2007	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	\$210,117	\$65,000	\$275,117	\$275,117
2024	\$259,125	\$65,000	\$324,125	\$324,125
2023	\$312,000	\$60,000	\$372,000	\$359,819
2022	\$281,895	\$60,000	\$341,895	\$327,108
2021	\$237,371	\$60,000	\$297,371	\$297,371
2020	\$218,934	\$60,000	\$278,934	\$278,934

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.