



**Address:** [5612 TALONS CREST CIR](#)  
**City:** FORT WORTH  
**Georeference:** 31740F-8-10  
**Subdivision:** PARKS AT BOAT CLUB, THE  
**Neighborhood Code:** 2N010A

**Latitude:** 32.8875233489  
**Longitude:** -97.4097387755  
**TAD Map:** 2024-444  
**MAPSCO:** TAR-032M



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PARKS AT BOAT CLUB, THE  
Block 8 Lot 10

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A  
**Year Built:** 2009  
**Personal Property Account:** N/A  
**Agent:** PROPERTY TAX LOCK (11667)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41311914  
**Site Name:** PARKS AT BOAT CLUB, THE-8-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,510  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,445  
**Land Acres<sup>\*</sup>:** 0.1250  
**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:**  
HEREDIA JOSUE O  
CANCEL DIANA M  
**Primary Owner Address:**  
5612 TALONS CREST CIR  
FORT WORTH, TX 76179

**Deed Date:** 8/21/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215189307](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTIN JEFFREY WILLIAM	9/29/2009	<a href="#">D209260612</a>	00000000	00000000
CENTEX HOMES	1/1/2007	0000000000000000	00000000	00000000



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	\$181,009	\$65,000	\$246,009	\$246,009
2024	\$181,009	\$65,000	\$246,009	\$246,009
2023	\$201,774	\$40,000	\$241,774	\$230,941
2022	\$174,099	\$40,000	\$214,099	\$209,946
2021	\$155,603	\$40,000	\$195,603	\$190,860
2020	\$139,690	\$40,000	\$179,690	\$173,509

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.