



**Address:** [5620 TALONS CREST CIR](#)  
**City:** FORT WORTH  
**Georeference:** 31740F-8-12  
**Subdivision:** PARKS AT BOAT CLUB, THE  
**Neighborhood Code:** 2N010A

**Latitude:** 32.8875245135  
**Longitude:** -97.4100637523  
**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 12

**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:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41311930  
**Site Name:** PARKS AT BOAT CLUB, THE-8-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,378  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,576  
**Land Acres<sup>\*</sup>:** 0.1280  
**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:**  
HANCE LARRY  
HANCE ELLEN  
**Primary Owner Address:**  
5620 TALONS CREST CIR  
FORT WORTH, TX 76179-7213

**Deed Date:** 9/9/2009  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D209244350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTEX HOMES	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 <sup>+</sup>
2025	\$177,178	\$65,000	\$242,178	\$242,178
2024	\$177,178	\$65,000	\$242,178	\$242,178
2023	\$226,905	\$40,000	\$266,905	\$226,918
2022	\$175,710	\$40,000	\$215,710	\$206,289
2021	\$147,535	\$40,000	\$187,535	\$187,535
2020	\$132,473	\$40,000	\$172,473	\$172,473

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.