



Address: [5745 DUNRAVEN TR](#)
City: FORT WORTH
Georeference: 44358-12-23
Subdivision: VALLEY BROOK
Neighborhood Code: 3K300I

Latitude: 32.9056500573
Longitude: -97.2615699346
TAD Map: 2072-448
MAPSCO: TAR-036D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VALLEY BROOK Block 12 Lot 23

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2010

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$344,674

Protest Deadline Date: 5/24/2024

Site Number: 41412214

Site Name: VALLEY BROOK-12-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,795

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

SHRESTHA SHRAMINDRA
SHRESTHA ANEE LIMBU

Primary Owner Address:

5745 DUNRAVEN TRL
FORT WORTH, TX 76244

Deed Date: 8/17/2020

Deed Volume:

Deed Page:

Instrument: [D220208047](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHRESTHA SHRAMINDRA	9/22/2017	D217221450		
BRAWLEY MARCIA	8/31/2017	D217221449		
BRAWLEY MARCIA;BRAWLEY ROBERT C	6/18/2010	D210150779	0000000	0000000
KB HOME LONE STAR LP	5/1/2009	D209121153	0000000	0000000
KBL II PARTNERS LTD	1/1/2008	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 ⁺
2025	\$284,674	\$60,000	\$344,674	\$344,674
2024	\$284,674	\$60,000	\$344,674	\$319,439
2023	\$277,747	\$60,000	\$337,747	\$290,399
2022	\$235,533	\$45,000	\$280,533	\$263,999
2021	\$194,999	\$45,000	\$239,999	\$239,999
2020	\$181,260	\$45,000	\$226,260	\$226,260

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.