



Address: [5045 NORTHFORK RD](#)
City: FORT WORTH
Georeference: 23114-1-1A
Subdivision: LAKE ARL RANCH MH PARK
Neighborhood Code: 220-MHImpOnly

Latitude: 32.6869256928
Longitude: -97.237217134
TAD Map: 2078-368
MAPSCO: TAR-093G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE ARL RANCH MH PARK
PAD 151 2005 LEXINGTON 14 X 64 LB#
NTA1378270 146F

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: M1

Year Built: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41575954

Site Name: LAKE ARL RANCH MH PARK-151-80

Site Class: M1 - Residential - Mobile Home Imp-Only

Parcels: 1

Approximate Size⁺⁺⁺: 896

Percent Complete: 100%

Land Sqft^{*}: 0

Land Acres^{*}: 0.0000

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:

CHINOOK MHP TEXAS LLC

Primary Owner Address:

5137 BIG FORK RD
FORT WORTH, TX 76119-6501

Deed Date: 12/30/2019

Deed Volume:

Deed Page:

Instrument: NO 41575954

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILL YADIRA	12/30/2012	000000000000000	0000000	0000000
CHINOOK MHP TEXAS LLC	4/25/2011	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	\$12,052	\$0	\$12,052	\$12,052
2024	\$12,052	\$0	\$12,052	\$12,052
2023	\$12,428	\$0	\$12,428	\$12,428
2022	\$12,805	\$0	\$12,805	\$12,805
2021	\$13,182	\$0	\$13,182	\$13,182
2020	\$14,730	\$0	\$14,730	\$14,730

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.