07-22-2025

5120 PEACH WILLOW LN FORT WORTH, TX 76109-2002

BEAULIEU KRISTOPHER

Primary Owner Address:

Deed Date: 11/30/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D212296276

OWNER INFORMATION

+++ Rounded.

Current Owner:

BEAULIEU JESS

FORT WORTH ISD (905) State Code: A Year Built: 2013 Land Sqft*: 9,583 Personal Property Account: N/A Land Acres^{*}: 0.2199 Agent: TEXAS PROPERTY VALUE PROTEST (00982): Y Notice Sent Date: 4/15/2025 Notice Value: \$1,431,559 Protest Deadline Date: 7/12/2024

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Site Name: EDWARDS RANCH RIVERHILLS ADD-8-13 **TARRANT REGIONAL WATER DISTRICT (223)** Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,362 Percent Complete: 100%

Site Number: 41593979

PROPERTY DATA

Jurisdictions:

Legal Description: EDWARDS RANCH **RIVERHILLS ADD Block 8 Lot 13**

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

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City: FORT WORTH Georeference: 11069-8-13 Neighborhood Code: 4T025B

Address: 5120 PEACH WILLOW LN Subdivision: EDWARDS RANCH RIVERHILLS ADD

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

Latitude: 32.6905754736 Longitude: -97.4009699211 **TAD Map:** 2030-372 MAPSCO: TAR-089E

LOCATION	
Address: 5120 PEACH WILL	

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	Previous Owners	Date	Instrument	Deed Volume	Deed Page	
	CASSCO DEVELOPMENT CO INC	1/1/2012	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$1,249,482	\$182,077	\$1,431,559	\$1,431,559
2024	\$1,249,482	\$182,077	\$1,431,559	\$1,355,748
2023	\$1,156,582	\$182,077	\$1,338,659	\$1,232,498
2022	\$970,284	\$182,077	\$1,152,361	\$1,120,453
2021	\$800,153	\$182,077	\$982,230	\$982,230
2020	\$923,968	\$182,077	\$1,106,045	\$948,591

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.