



Address: [5016 CHAMPIONS AVE](#)
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 174 2012 LEGACY 16 X 60 LB# NTA1584605
LH166432SA

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: 2012

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$15,215

Protest Deadline Date: 5/24/2024

Site Number: 41628373

Site Name: LAKE ARL RANCH MH PARK-174-80

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

Parcels: 1

Approximate Size⁺⁺⁺: 976

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:

ROMAN MARBELIS

Primary Owner Address:

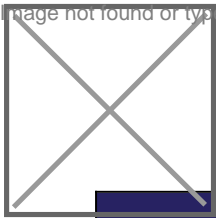
5016 CHAMPIONS AVE
FORT WORTH, TX 76119

Deed Date: 8/1/2024

Deed Volume:

Deed Page:

Instrument: 41628373



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA RUBI;RODRIGUEZ MAURILIO	12/30/2019	MH00760787		
LAKE ARLINGTON RANCH	11/23/2012	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	\$15,215	\$0	\$15,215	\$15,215
2024	\$15,616	\$0	\$15,616	\$15,616
2023	\$16,016	\$0	\$16,016	\$16,016
2022	\$17,217	\$0	\$17,217	\$17,217
2021	\$17,529	\$0	\$17,529	\$17,529
2020	\$17,840	\$0	\$17,840	\$17,840

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.