



Address: [5413 BRENTLAWN DR](#)
City: FORT WORTH
Georeference: 31682-4-9
Subdivision: PARKVIEW HILLS
Neighborhood Code: 2N050H

Latitude: 32.8600206441
Longitude: -97.4052910053
TAD Map: 2024-432
MAPSCO: TAR-033W



Google Map or type unknown

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

PROPERTY DATA

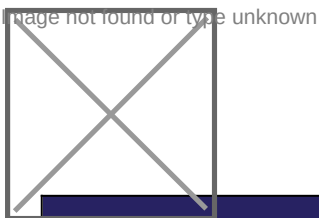
Legal Description: PARKVIEW HILLS Block 4 Lot 9
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)
State Code: A
Year Built: 2020
Personal Property Account: N/A
Agent: NORTH TEXAS PROPERTY TAX SERV (00855)
Protest Deadline Date: 5/24/2024

Site Number: 800045503
Site Name: PARKVIEW HILLS 4 9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,018
Percent Complete: 100%
Land Sqft^{*}: 5,969
Land Acres^{*}: 0.1370
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:
ESPARZA JUAN PABLO
ESPARZA CINDY YARELI
Primary Owner Address:
5413 BRENTLAWN DR
FORT WORTH, TX 76179
Deed Date: 4/29/2021
Deed Volume:
Deed Page:
Instrument: [D221122808](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	4/28/2021	D221122807		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	8/21/2019	D219194556		

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	\$263,936	\$65,000	\$328,936	\$328,936
2024	\$263,936	\$65,000	\$328,936	\$328,936
2023	\$318,491	\$50,000	\$368,491	\$368,491
2022	\$286,098	\$50,000	\$336,098	\$336,098
2021	\$122,802	\$50,000	\$172,802	\$172,802
2020	\$0	\$35,000	\$35,000	\$35,000

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.