



Address: [5316 FLETCHER AVE](#)
City: FORT WORTH
Georeference: 7000-54-31
Subdivision: CHAMBERLAIN ARLINGTON HTS 2ND
Neighborhood Code: 4D001A

Latitude: 32.7247426899
Longitude: -97.4015607493
TAD Map: 2030-384
MAPSCO: TAR-075N



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

PROPERTY DATA

Legal Description: CHAMBERLAIN ARLINGTON
HTS 2ND Block 54 Lot 31 & 32

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)

Site Number: 00502634
Site Name: CHAMBERLAIN ARLINGTON HTS 2ND-54-31-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 952
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
Pool: N

State Code: A

Year Built: 1953

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:
SANCHEZ LUCINA
Primary Owner Address:
5316 FLETCHER AVE
FORT WORTH, TX 76107

Deed Date: 6/20/2016
Deed Volume:
Deed Page:
Instrument: [D216134947](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANTA HOMES LP	1/5/2016	D216008136		
RIEGEL STEVE EST	1/7/2000	0014180000188	0014180	0000188
SEC OF HUD	2/24/1999	00136870000189	0013687	0000189
FT MTG CO	12/1/1998	00135520000347	0013552	0000347
HILL IRIS G	2/21/1985	00080980001299	0008098	0001299
COLEMAN RUBY C	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$110,737	\$56,250	\$166,987	\$166,987
2023	\$126,394	\$43,750	\$170,144	\$170,144
2022	\$103,835	\$25,000	\$128,835	\$128,835
2021	\$69,180	\$25,000	\$94,180	\$94,180
2020	\$51,903	\$25,000	\$76,903	\$76,903

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.