



**Address:** [5113 LUBBOCK AVE](#)  
**City:** FORT WORTH  
**Georeference:** 39460-45-4  
**Subdivision:** SOUTH HILLS ADDITION  
**Neighborhood Code:** 4S121A

**Latitude:** 32.6711022613  
**Longitude:** -97.3562475943  
**TAD Map:** 2042-364  
**MAPSCO:** TAR-090P



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

**PROPERTY DATA**

**Legal Description:** SOUTH HILLS ADDITION Block  
45 Lot 4

**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:** A  
**Year Built:** 1957  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 02832992  
**Site Name:** SOUTH HILLS ADDITION-45-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,536  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,380  
**Land Acres<sup>\*</sup>:** 0.1694  
**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 VICTOR  
ESPARZA MARGARITA

**Primary Owner Address:**

5113 LUBBOCK AVE  
FORT WORTH, TX 76115-3703

**Deed Date:** 8/28/2001**Deed Volume:** 0015111**Deed Page:** 0000203**Instrument:** 00151110000203

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COFFMAN NED H	12/31/1900	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$138,000	\$40,000	\$178,000	\$178,000
2023	\$190,318	\$40,000	\$230,318	\$175,692
2022	\$146,867	\$40,000	\$186,867	\$159,720
2021	\$135,507	\$40,000	\$175,507	\$145,200
2020	\$92,000	\$40,000	\$132,000	\$132,000

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.