



Address: [5312 GARRICK AVE](#)
City: FORT WORTH
Georeference: 39460-52-15
Subdivision: SOUTH HILLS ADDITION
Neighborhood Code: 4S120B

Latitude: 32.6686198341
Longitude: -97.3686011071
TAD Map: 2036-364
MAPSCO: TAR-089R



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

PROPERTY DATA

Legal Description: SOUTH HILLS ADDITION Block
52 Lot 15

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

+++ Rounded.

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

Site Number: 02834065

Site Name: SOUTH HILLS ADDITION-52-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,802

Percent Complete: 100%

Land Sqft*: 9,600

Land Acres*: 0.2203

Pool: N

OWNER INFORMATION



Current Owner:

VILLAGRAN JACOB P

Primary Owner Address:

5312 GARRICK AVE
FORT WORTH, TX 76133-2141

Deed Date: 11/22/2002

Deed Volume: 0016169

Deed Page: 0000233

Instrument: 00161690000233

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPRATT JOHN J;SPRATT PATSY H	9/23/1993	00112460001838	0011246	0001838
SPRATT JOHN J	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	\$253,000	\$40,000	\$293,000	\$275,229
2023	\$236,771	\$40,000	\$276,771	\$250,208
2022	\$214,807	\$40,000	\$254,807	\$227,462
2021	\$185,007	\$40,000	\$225,007	\$206,784
2020	\$185,007	\$40,000	\$225,007	\$187,985

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.