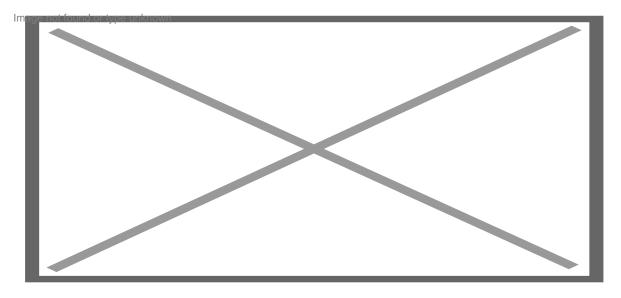


# Tarrant Appraisal District Property Information | PDF Account Number: 03517551

### Address: 5012 FALL RIVER DR

City: FORT WORTH Georeference: 46550-3-21 Subdivision: WHITE LAKE HILLS ADDITION Neighborhood Code: 1H020B Latitude: 32.7619081448 Longitude: -97.2485859195 TAD Map: 2072-396 MAPSCO: TAR-065X





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

## PROPERTY DATA

#### Legal Description: WHITE LAKE HILLS ADDITION Block 3 Lot 21

#### 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: 1965 Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436) Protest Deadline Date: 5/15/2025 Site Number: 03517551 Site Name: WHITE LAKE HILLS ADDITION-3-21 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,820 Percent Complete: 100% Land Sqft<sup>\*</sup>: 9,200 Land Acres<sup>\*</sup>: 0.2112 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:

GONZALEZ JOSE CANALES HERNANDEZ PACHECO MIGUEL ANEL HERNANDEZ EMMANUEL CANALES

Primary Owner Address:

5012 FALL RIVER DR FORT WORTH, TX 76103 Deed Date: 12/23/2019 Deed Volume: Deed Page: Instrument: D219297814

| Previous Owners    | Date       | Instrument                              | Deed Volume | Deed Page |
|--------------------|------------|---|-------------|-----------|
| PARKER LENA INEZ   | 6/29/2007  | 000000000000000000000000000000000000000 | 000000      | 0000000   |
| PARKER CONNALY EST | 12/31/1900 | 000000000000000000000000000000000000000 | 000000      | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$206,643          | \$60,000    | \$266,643    | \$266,643        |
| 2023 | \$232,268          | \$60,000    | \$292,268    | \$251,896        |
| 2022 | \$220,224          | \$30,000    | \$250,224    | \$228,996        |
| 2021 | \$188,178          | \$20,000    | \$208,178    | \$208,178        |
| 2020 | \$166,897          | \$20,000    | \$186,897    | \$186,897        |

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.