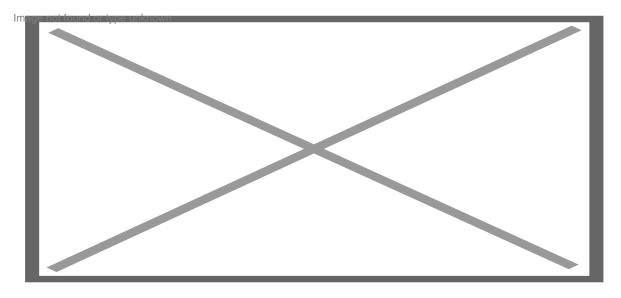


Tarrant Appraisal District Property Information | PDF Account Number: 03517551

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⁺⁺⁺: 1,820 Percent Complete: 100% Land Sqft^{*}: 9,200 Land Acres^{*}: 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.