Account Number: 07763344

Address: 5601 HAWKSHAW CT

City: FORT WORTH

Georeference: 44715N-1-36

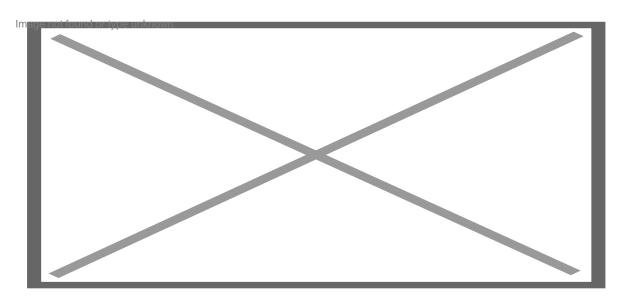
Subdivision: VILLAGES OF PARKWOOD ESTATES

Neighborhood Code: 3K200A

Latitude: 32.8827784137 Longitude: -97.2625249929

TAD Map: 2072-440 **MAPSCO:** TAR-036M





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

PROPERTY DATA

Legal Description: VILLAGES OF PARKWOOD

ESTATES Block 1 Lot 36

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KELLER ISD (907)

State Code: A Year Built: 2002

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

+++ Rounded.

Site Number: 07763344

Site Name: VILLAGES OF PARKWOOD ESTATES-1-36

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,380
Percent Complete: 100%

Land Sqft*: 9,147 **Land Acres***: 0.2099

Pool: N

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

OWNER INFORMATION

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PHAM CHAU LOAN

Primary Owner Address:

800 JASPER LN MCKINNEY, TX 75071 Deed Date: 7/21/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: D214155177

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------|-------------|-----------|
| MCELWAIN MARK | 5/18/2007 | 00000000000000 | 0000000 | 0000000 |
| MCELWAIN KELLI L;MCELWAIN MARK C | 1/17/2003 | 00163480000308 | 0016348 | 0000308 |
| TRI-CITY BUILDINGS INC | 1/24/2002 | 00154330000159 | 0015433 | 0000159 |
| PARKWOOD HILL DEVELOPMENT INC | 1/1/2001 | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$174,574 | \$75,000 | \$249,574 | \$249,574 |
| 2023 | \$203,592 | \$75,000 | \$278,592 | \$278,592 |
| 2022 | \$177,378 | \$60,000 | \$237,378 | \$237,378 |
| 2021 | \$146,298 | \$60,000 | \$206,298 | \$206,298 |
| 2020 | \$129,739 | \$60,000 | \$189,739 | \$189,739 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.