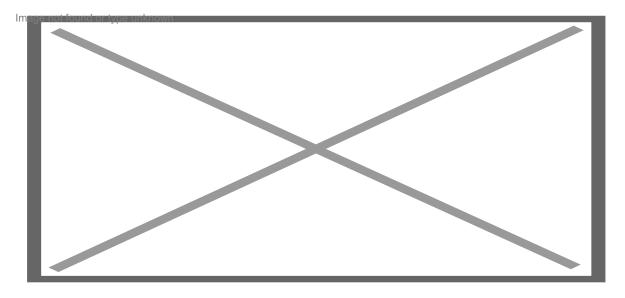


# Tarrant Appraisal District Property Information | PDF Account Number: 40032582

### Address: 5568 VENTURA ST

City: FORT WORTH Georeference: 44729J-17-38 Subdivision: VINEYARDS AT HERITAGE, THE Neighborhood Code: 3K300J Latitude: 32.9063862669 Longitude: -97.2655734646 TAD Map: 2072-448 MAPSCO: TAR-022Z





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

### **PROPERTY DATA**

### **Legal Description:** VINEYARDS AT HERITAGE, THE Block 17 Lot 38

#### Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KELLER ISD (907) State Code: A Year Built: 2003 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 40032582 Site Name: VINEYARDS AT HERITAGE, THE-17-38 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,868 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,098 Land Acres<sup>\*</sup>: 0.1399 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: DIAZ CARLOS A DIAZ BRENDA M Primary Owner Address: 1248 NW 170TH AVE PEMBROKE PINES, FL 33028-1917

Deed Date: 1/14/2003 Deed Volume: 0016325 Deed Page: 0000109 Instrument: 00163250000109

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTEX HOMES	1/1/2002	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	\$258,642	\$65,000	\$323,642	\$323,642
2023	\$267,037	\$65,000	\$332,037	\$332,037
2022	\$221,079	\$50,000	\$271,079	\$271,079
2021	\$187,053	\$50,000	\$237,053	\$237,053
2020	\$171,352	\$50,000	\$221,352	\$221,352

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**

#### 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.