

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40769577

Address: 5200 MOLASSES DR

City: FORT WORTH
Georeference: 44065-5-16

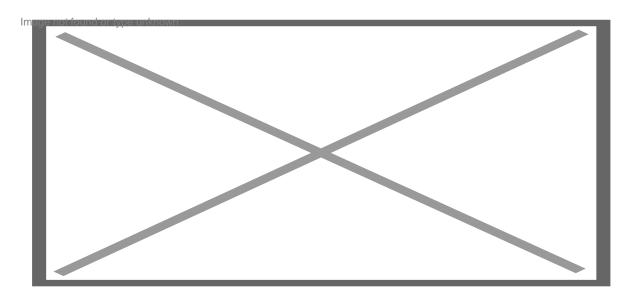
Subdivision: TWIN MILLS ADDITION

Neighborhood Code: 2N010D

**Latitude:** 32.8832432531 **Longitude:** -97.4032410377

**TAD Map:** 2024-440 **MAPSCO:** TAR-033J





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

## PROPERTY DATA

Legal Description: TWIN MILLS ADDITION Block 5

Lot 16

Jurisdictions:

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

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918)

State Code: A Year Built: 2006

Personal Property Account: N/A

Agent: None

**Protest Deadline Date: 5/15/2025** 

**Site Number:** 40769577

**Site Name:** TWIN MILLS ADDITION-5-16 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size +++: 1,987
Percent Complete: 100%

Land Sqft\*: 7,475 Land Acres\*: 0.1716

Pool: N

+++ Rounded

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



## **OWNER INFORMATION**

**Current Owner:** 

WALTERS KYLE Deed Date: 10/22/2020

ROBERTS MADDISON

Primary Owner Address:

Deed Volume:

Deed Page:

5200 MOLASSES DR
FORT WORTH, TX 76179

Instrument: D220275018

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COREY SYLVIA L	6/26/2014	D214148684	0000000	0000000
COREY SYLVIA L	5/26/2006	D206187740	0000000	0000000
SHERIDAN HOMES MEADOW VISTA ES	12/1/2005	D205373578	0000000	0000000
TAURUS TWIN MILLS LP	1/1/2005	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	\$235,000	\$65,000	\$300,000	\$300,000
2023	\$260,000	\$60,000	\$320,000	\$298,153
2022	\$213,000	\$60,000	\$273,000	\$271,048
2021	\$186,407	\$60,000	\$246,407	\$246,407
2020	\$157,000	\$60,000	\$217,000	\$217,000

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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



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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