

Account Number: 41311981



Address: 5712 TALONS CREST CIR

City: FORT WORTH

Georeference: 31740F-8-17

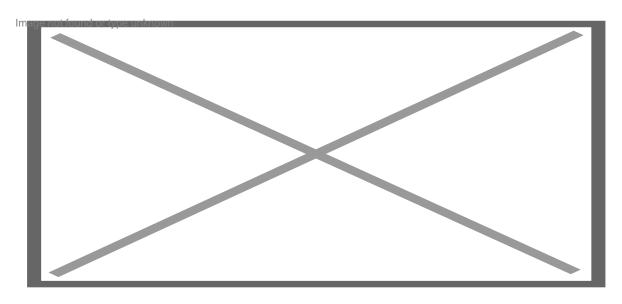
Subdivision: PARKS AT BOAT CLUB, THE

Neighborhood Code: 2N010A

Latitude: 32.8875279852 Longitude: -97.4109599671 TAD Map: 2024-444

TAD Map: 2024-444
MAPSCO: TAR-032M





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

PROPERTY DATA

Legal Description: PARKS AT BOAT CLUB, THE

Block 8 Lot 17

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224)

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

State Code: A Year Built: 2009

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41311981

Site Name: PARKS AT BOAT CLUB, THE-8-17 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,317
Percent Complete: 100%

Land Sqft*: 5,619 Land Acres*: 0.1289

Pool: N

+++ Rounded.

OWNER INFORMATION

03-25-2025 Page 1

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



Current Owner:

TEJINDER KAUR REVOCABLE LIVING TRUST

Primary Owner Address: 4809 GREEN HILLS CIR ANTIOCH, CA 94531

Deed Date: 2/25/2021

Deed Volume: Deed Page:

Instrument: D221063872

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAUR TEJINDER	5/18/2010	D210122414	0000000	0000000
CENTEX HOMES	1/1/2007	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$174,051	\$65,000	\$239,051	\$239,051
2023	\$222,592	\$40,000	\$262,592	\$262,592
2022	\$172,628	\$40,000	\$212,628	\$212,628
2021	\$145,133	\$40,000	\$185,133	\$185,133
2020	\$130,000	\$40,000	\$170,000	\$170,000

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.

03-25-2025 Page 2

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