



Address: [5156 PEACH WILLOW LN](#)
City: FORT WORTH
Georeference: 11069-8-4
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025B

Latitude: 32.6919405691
Longitude: -97.4018555381
TAD Map: 2030-372
MAPSCO: TAR-089E



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

PROPERTY DATA

Legal Description: EDWARDS RANCH
RIVERHILLS ADD Block 8 Lot 4

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: 2014

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/15/2025

Site Number: 41593863

Site Name: EDWARDS RANCH RIVERHILLS ADD-8-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,617

Percent Complete: 100%

Land Sqft^{*}: 10,236

Land Acres^{*}: 0.2349

Pool: Y

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:
THORBURN CHRISTOPHER
Primary Owner Address:
5156 PEACH WILLOW LN
FORT WORTH, TX 76109

Deed Date: 2/10/2021
Deed Volume:
Deed Page:
Instrument: [D221039358](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| CIPPERMAN CRAIG;CIPPERMAN KELLIE A | 9/24/2013 | D213256023 | 0000000 | 0000000 |
| VILLAGE HOMES LP | 11/27/2012 | D213069524 | 0000000 | 0000000 |
| CASSCO DEVELOPMENT CO INC | 1/1/2012 | 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 | \$1,095,816 | \$194,484 | \$1,290,300 | \$1,290,300 |
| 2023 | \$1,070,516 | \$194,484 | \$1,265,000 | \$1,210,000 |
| 2022 | \$905,516 | \$194,484 | \$1,100,000 | \$1,100,000 |
| 2021 | \$755,516 | \$194,484 | \$950,000 | \$950,000 |
| 2020 | \$755,516 | \$194,484 | \$950,000 | \$950,000 |

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.