

Account Number: 42306092



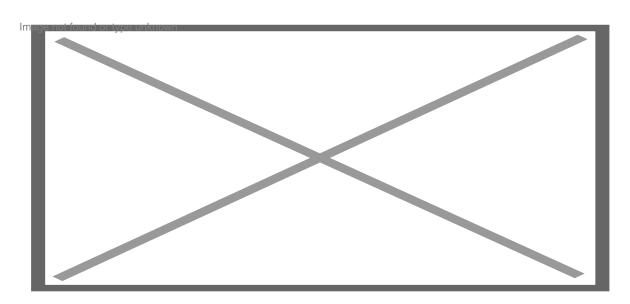
Address: <u>5384 BRAHMA TR</u>

City: FORT WORTH

Georeference: 31682-10-33 Subdivision: PARKVIEW HILLS Neighborhood Code: 2N050H **Latitude:** 32.8593314574 **Longitude:** -97.4048420919

TAD Map: 2030-432 **MAPSCO:** TAR-033W





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

PROPERTY DATA

Legal Description: PARKVIEW HILLS Block 10 Lot

33

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: 2019

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800026323

Site Name: PARKVIEW HILLS 10 33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,565
Percent Complete: 100%

Land Sqft*: 6,390 Land Acres*: 0.1467

Pool: N

+++ Rounded

04-03-2025 Page 1

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



OWNER INFORMATION

Current Owner: Deed Date: 1/11/2020
BRAWNER KAREN

Primary Owner Address:

5384 BRAHMA TRL

Deed Volume:

Deed Page:

FORT WORTH, TX 76179 Instrument: <u>D220008744</u>

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|-----------|------------|----------------|--------------|
| LENNAR HOMES OF TEXAS SALES AND MARKETING LTD | 1/10/2020 | D220008743 | | |
| LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD | 6/11/2019 | D219125566 | | |

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 | \$220,287 | \$65,000 | \$285,287 | \$280,323 |
| 2023 | \$262,418 | \$50,000 | \$312,418 | \$254,839 |
| 2022 | \$223,173 | \$50,000 | \$273,173 | \$231,672 |
| 2021 | \$160,611 | \$50,000 | \$210,611 | \$210,611 |
| 2020 | \$161,014 | \$50,000 | \$211,014 | \$211,014 |

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

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.

04-03-2025 Page 2

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