



## LOCATION

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**Address:** [5820 WORLD CHAMPION CT](#)  
**City:** FORT WORTH  
**Georeference:** 33901C-13-38  
**Subdivision:** REMINGTON POINT ADDITION  
**Neighborhood Code:** 2N020E

**Latitude:** 32.8417322451  
**Longitude:** -97.3756301031  
**TAD Map:** 2036-424  
**MAPSCO:** TAR-047H



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** REMINGTON POINT ADDITION  
Block 13 Lot 38

**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:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40008851

**Site Name:** REMINGTON POINT ADDITION-13-38

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,892

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,712

**Land Acres<sup>\*</sup>:** 0.2000

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

SANCHEZ JOSE ANGEL

**Primary Owner Address:**

5820 WORLD CHAMPION CT  
FORT WORTH, TX 76179

**Deed Date:** 2/23/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224032091](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAREDES BENIGNO;PAREDES C PAREDES	8/19/2008	<a href="#">D208359271</a>	0000000	0000000
DEUTSCHE BANK NATIONAL	10/3/2007	<a href="#">D207362535</a>	0000000	0000000
GONZALES JOSEPH	10/13/2005	<a href="#">D205321299</a>	0000000	0000000
REYNOLDS CHARLES;REYNOLDS HEATHER	2/27/2004	<a href="#">D204069214</a>	0000000	0000000
BEAZER HOMES TEXAS LP	11/14/2002	00161650000079	0016165	0000079
REMINGTON POINT LP	1/1/2002	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$234,463	\$65,000	\$299,463	\$299,463
2023	\$276,448	\$40,000	\$316,448	\$316,448
2022	\$207,300	\$40,000	\$247,300	\$247,300
2021	\$180,727	\$40,000	\$220,727	\$220,727
2020	\$169,062	\$40,000	\$209,062	\$209,062

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.