



## LOCATION

**Address:** [5252 MOUNTAIN TOP TR](#)  
**City:** FORT WORTH  
**Georeference:** 7262N-K-60  
**Subdivision:** CHISHOLM TRAIL RANCH PH I SEC I  
**Neighborhood Code:** 4S004S

**Latitude:** 32.6053370305  
**Longitude:** -97.4062268819  
**TAD Map:** 2024-340  
**MAPSCO:** TAR-102Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHISHOLM TRAIL RANCH PH I  
SEC I Block K Lot 60

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**Site Number:** 800070614

**Site Name:** CHISHOLM TRAIL RANCH PH I SEC I Block K Lot 60

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,850

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,767

**Land Acres<sup>\*</sup>:** 0.1324

**Pool:** N

**State Code:** A

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

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

<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

**Current Owner:**

GOVLIK RYEN WAYNE  
GOVLIK ASHLEY NICHOLE

**Primary Owner Address:**  
5252 MOUNTAIN TOP TR  
FORT WORTH, TX 76123

**Deed Date:** 3/29/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223051825](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	3/29/2023	<a href="#">D223051824</a>		

## VALUES

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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	\$265,962	\$70,000	\$335,962	\$335,962
2023	\$307,583	\$70,000	\$377,583	\$377,583
2022	\$0	\$42,000	\$42,000	\$42,000
0	\$0	\$0	\$0	\$0

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

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- 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.