



Address: [5040 ROYAL DR](#)
City: FORT WORTH
Georeference: 930-D-17
Subdivision: ARLINGTON HEIGHTS WEST
Neighborhood Code: 4W005B

Latitude: 32.6996729357
Longitude: -97.4484954777
TAD Map: 2012-372
MAPSCO: TAR-087D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ARLINGTON HEIGHTS WEST
Block D Lot 17

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: 1956
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 00070254
Site Name: ARLINGTON HEIGHTS WEST-D-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,350
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
ETF LIVING TRUST
Primary Owner Address:
5040 ROYAL DR
FORT WORTH, TX 76116

Deed Date: 3/3/2022
Deed Volume:
Deed Page:
Instrument: [D222060802](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REDRICK AND REDRICK ENTERPRISES INC	12/10/2021	D221364444		
MERCER KEVIN WAYNE	6/30/1992	00106880002336	0010688	0002336
MERCER KEVIN W;MERCER TARA L	3/23/1989	00095470002309	0009547	0002309
MOYERS ALLEN W;MOYERS KELLY J	6/27/1984	00078720001034	0007872	0001034
KRIEL ALLIE S	12/31/1900	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	\$186,827	\$18,000	\$204,827	\$204,827
2024	\$186,827	\$18,000	\$204,827	\$204,827
2023	\$180,300	\$18,000	\$198,300	\$198,300
2022	\$133,466	\$18,000	\$151,466	\$151,466
2021	\$131,363	\$18,000	\$149,363	\$149,363
2020	\$111,472	\$18,000	\$129,472	\$129,472

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.