



Address: [5433 BYERS AVE](#)
City: FORT WORTH
Georeference: 6980-50-17
Subdivision: CHAMBERLAIN ARLINGTON HTS 1ST
Neighborhood Code: 4C121B

Latitude: 32.7384625475
Longitude: -97.4039260304
TAD Map: 2024-388
MAPSCO: TAR-075E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHAMBERLAIN ARLINGTON
HTS 1ST Block 50 Lot 17 THRU 20

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: 1945
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 00476609
Site Name: CHAMBERLAIN ARLINGTON HTS 1ST-50-17-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,017
Percent Complete: 100%
Land Sqft^{*}: 12,500
Land Acres^{*}: 0.2869
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:
LEDBETTER DENISE ASHFORD
Primary Owner Address:
5433 BYARS AVE
FORT WORTH, TX 76107

Deed Date: 6/10/2016
Deed Volume:
Deed Page:
Instrument: M216006021

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------|------------|----------------------------|-------------|-----------|
| SMITH DENISE A | 5/11/2011 | D211113455 | 0000000 | 0000000 |
| CAGLE CAROL | 10/1/1990 | 00100560002231 | 0010056 | 0002231 |
| CAGLE CHRISTINE A | 11/25/1987 | 00091360000627 | 0009136 | 0000627 |
| CANTEY GRACE AMBLER | 12/31/1900 | 00036710000376 | 0003671 | 0000376 |

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 | \$487,451 | \$255,000 | \$742,451 | \$742,451 |
| 2024 | \$487,451 | \$255,000 | \$742,451 | \$742,451 |
| 2023 | \$552,401 | \$255,000 | \$807,401 | \$719,634 |
| 2022 | \$315,027 | \$368,000 | \$683,027 | \$654,213 |
| 2021 | \$226,739 | \$368,000 | \$594,739 | \$594,739 |
| 2020 | \$220,000 | \$375,000 | \$595,000 | \$595,000 |

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.