



**Address:** [5540 BOCA RATON BLVD # 180](#)  
**City:** FORT WORTH  
**Georeference:** 47520C---09  
**Subdivision:** WOODHAVEN CONDOMINIUMS  
**Neighborhood Code:** A1F010E

**Latitude:** 32.763688166  
**Longitude:** -97.2355462522  
**TAD Map:** 2078-396  
**MAPSCO:** TAR-065U



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

## PROPERTY DATA

**Legal Description:** WOODHAVEN  
CONDOMINIUMS Block L Lot 180 .004896 CE

**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:** 1972

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$119,305

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02154730

**Site Name:** WOODHAVEN CONDOMINIUMS-L-180

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,065

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**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

**Current Owner:**

EDWARDS SONIA A

**Primary Owner Address:**

5540 BOCA RATON BLVD UNIT 180  
FORT WORTH, TX 76112

**Deed Date:** 11/17/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219256997](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCLAREN MARGARET	4/13/2018	<a href="#">D218080541</a>		
KNICKERBOCKER ROBBYN	2/6/2017	<a href="#">D217029245</a>		
LUNA PROPERTIES LLC	8/3/2016	<a href="#">D216185288</a>		
GUILBERT DEBRA G	3/16/2012	<a href="#">D212071532</a>	0000000	0000000
TODD TERRY E	1/20/2000	00141830000169	0014183	0000169
SAMMONS RUTH W TR;SAMMONS TOMMY C	6/11/1992	00141830000167	0014183	0000167
SAMMONS T C	4/10/1992	001060000000910	0010600	0000910
HOWELL DEAN GREGORY	1/31/1991	00101610001217	0010161	0001217
5546 BOCA INC	11/10/1988	00094400001271	0009440	0001271
SAVERS FEDERAL SAVINGS & LOAN	3/7/1984	00077620000546	0007762	0000546
HALSEY WILLIAM	12/31/1900	000000000000000	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	\$99,305	\$20,000	\$119,305	\$95,370
2024	\$99,305	\$20,000	\$119,305	\$86,700
2023	\$91,979	\$20,000	\$111,979	\$78,818
2022	\$77,548	\$6,000	\$83,548	\$71,653
2021	\$65,859	\$6,000	\$71,859	\$65,139
2020	\$53,217	\$6,000	\$59,217	\$59,217

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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## Tarrant Appraisal District Property Information | PDF

- HOMESTEAD GENERAL 11.13(b)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.