



**Address:** [5713 TERRACE TR](#)  
**City:** SANSOM PARK  
**Georeference:** 37440-11-4  
**Subdivision:** SANSOM PARK ADDITION  
**Neighborhood Code:** 2C030C

**Latitude:** 32.8013136838  
**Longitude:** -97.4065273139  
**TAD Map:** 2024-412  
**MAPSCO:** TAR-060D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SANSOM PARK ADDITION  
Block 11 Lot 4

**Jurisdictions:**

CITY OF SANSOM PARK (039)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CASTLEBERRY ISD (917)

**State Code:** A

**Year Built:** 1940

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02679868

**Site Name:** SANSOM PARK ADDITION-11-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 952

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,746

**Land Acres<sup>\*</sup>:** 0.3614

**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:**

CERVANTEZ SAMUEL

**Primary Owner Address:**

2259 CAPRI DR  
FORT WORTH, TX 76114

**Deed Date:** 7/17/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218158223](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHIMIRE AMBER	1/22/2012	<a href="#">D212151325</a>	0000000	0000000
WAITS RHONDA EST	8/24/2003	<a href="#">D203391588</a>	0000000	0000000
WAITS RICHARD C	6/26/1995	00120150000123	0012015	0000123
SOUTHLAND CONSTRUCTION INC	11/9/1992	00108480001471	0010848	0001471
SECRETARY OF HUD	5/15/1992	00106440001197	0010644	0001197
FEDERAL HOME LOAN MTG CORP	5/5/1992	00106350001552	0010635	0001552
OROZCO LUPE;OROZCO PABLO	2/22/1989	00095300002349	0009530	0002349
SECRETARY OF HUD	11/7/1988	00094380002345	0009438	0002345
CRAM MORTGAGE SERVICE INC	11/1/1988	00094380002335	0009438	0002335
DIAZ CATARINO	1/13/1986	00084260000879	0008426	0000879
VANMETER JO L	6/17/1985	00082150000954	0008215	0000954
BARROW RAYMOND;BARROW SANDIE	9/21/1984	00079570000748	0007957	0000748

## 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	\$58,508	\$71,492	\$130,000	\$130,000
2024	\$79,508	\$71,492	\$151,000	\$151,000
2023	\$109,856	\$71,492	\$181,348	\$181,348
2022	\$89,179	\$45,821	\$135,000	\$135,000
2021	\$70,000	\$15,000	\$85,000	\$85,000
2020	\$74,918	\$15,000	\$89,918	\$89,918

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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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.