

Tarrant Appraisal District

Property Information | PDF

Account Number: 02679868

Address: 5713 TERRACE TR

City: SANSOM PARK **Georeference:** 37440-11-4

Subdivision: SANSOM PARK ADDITION

Neighborhood Code: 2C030C

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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

Latitude: 32.8013136838

TAD Map: 2024-412 **MAPSCO:** TAR-060D

Longitude: -97.4065273139

Site Name: SANSOM PARK ADDITION-11-4 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 952
Percent Complete: 100%

Land Sqft*: 15,746 Land Acres*: 0.3614

Pool: N

+++ Rounded.

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

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHIMIRE AMBER	1/22/2012	D212151325	0000000	0000000
WAITS RHONDA EST	8/24/2003	D203391588	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

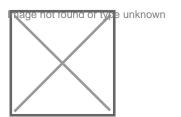
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

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⁺ 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.

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