



**Address:** [5420 TERRACE TR](#)  
**City:** SANSOM PARK  
**Georeference:** 37440-16-17  
**Subdivision:** SANSOM PARK ADDITION  
**Neighborhood Code:** 2C030C

**Latitude:** 32.7990798188  
**Longitude:** -97.4016953518  
**TAD Map:** 2030-408  
**MAPSCO:** TAR-061A



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 16 Lot 17

**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:** 1950

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 02681102

**Site Name:** SANSOM PARK ADDITION-16-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,040

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 19,330

**Land Acres<sup>\*</sup>:** 0.4437

**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:**

GUADARRAMA BEATRIZ Z

**Primary Owner Address:**

5420 TERRACE TRL  
FORT WORTH, TX 76114

**Deed Date:** 4/13/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216076625](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WBNTX LLC	10/15/2015	<a href="#">D215239519</a>		
PARKER DONALD CHARLES EST	10/21/1991	00121260002199	0012126	0002199
PARKER DONALD C;PARKER LINDA	11/16/1978	00066320000161	0006632	0000161



## VALUES

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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	\$166,553	\$78,660	\$245,213	\$245,213
2024	\$166,553	\$78,660	\$245,213	\$245,213
2023	\$219,901	\$78,660	\$298,561	\$298,561
2022	\$199,998	\$49,292	\$249,290	\$249,290
2021	\$131,194	\$15,000	\$146,194	\$146,194
2020	\$131,194	\$15,000	\$146,194	\$146,194

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.