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Address: [5345 WONDER DR](#)
City: FORT WORTH
Georeference: 45580-19-16R
Subdivision: WEDGWOOD ADDITION
Neighborhood Code: M4S05C

Latitude: 32.6719241433
Longitude: -97.3787041206
TAD Map: 2036-364
MAPSCO: TAR-089Q



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

PROPERTY DATA

Legal Description: WEDGWOOD ADDITION Block
19 Lot 16R

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: B

Year Built: 1964

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 03330664

Site Name: WEDGWOOD ADDITION-19-16R

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,824

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1652

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:

BBL EXCHANGE, LLC

Primary Owner Address:

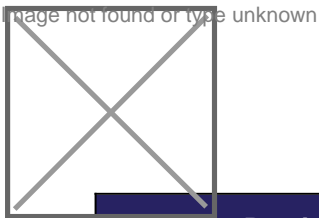
1613 CLARK RD
CROWLEY, TX 76036

Deed Date: 12/30/2014

Deed Volume:

Deed Page:

Instrument: [D215017125](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|------------|----------------|-------------|-----------|
| PADDACK BUDDY;PADDACK KAREN | 3/19/1992 | 00105750000553 | 0010575 | 0000553 |
| SECRETARY OF HUD | 5/8/1991 | 00103090000664 | 0010309 | 0000664 |
| GOVERNMENT NATIONAL MTG ASSO | 5/7/1991 | 00102490001903 | 0010249 | 0001903 |
| ZREIK AKRAM;ZREIK FRED A | 2/6/1984 | 00077360001576 | 0007736 | 0001576 |
| KHOURY GASSAN M;KHOURY JIHAN | 12/31/1900 | 00076930001506 | 0007693 | 0001506 |
| CHARCHAFLIEH BASIL | 12/30/1900 | 00000000000000 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$180,107 | \$40,000 | \$220,107 | \$220,107 |
| 2024 | \$204,563 | \$40,000 | \$244,563 | \$244,563 |
| 2023 | \$200,000 | \$40,000 | \$240,000 | \$240,000 |
| 2022 | \$184,103 | \$40,000 | \$224,103 | \$224,103 |
| 2021 | \$80,000 | \$40,000 | \$120,000 | \$120,000 |
| 2020 | \$80,000 | \$40,000 | \$120,000 | \$120,000 |

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

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.