



Address: [5224 TRAIL LAKE DR](#)
City: FORT WORTH
Georeference: 45580-21-2
Subdivision: WEDGWOOD ADDITION
Neighborhood Code: 4S120E

Latitude: 32.6701244995
Longitude: -97.3797625939
TAD Map: 2036-364
MAPSCO: TAR-089Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEDGWOOD ADDITION Block
21 Lot 2

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: 1955

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 03331288

Site Name: WEDGWOOD ADDITION-21-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,894

Percent Complete: 100%

Land Sqft^{*}: 10,640

Land Acres^{*}: 0.2442

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:

CAVADIAN PROPERTIES LLC

Primary Owner Address:

2728 MCKINNON ST APT 2102
DALLAS, TX 75201

Deed Date: 8/12/2022

Deed Volume:

Deed Page:

Instrument: [D222205675](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAYLOR JOACKWA L;TAYLOR JOSEFINA RENIA;TAYLOR KEVIN DEMON	4/10/2022	D222205674		
HERRON VERSIE EST RENIA	4/9/2010	D214226449		
HERRON VERSIE RENIA	4/8/2010	000000000000000	0000000	0000000
HERRON VERSIE RENIA	3/12/2010	M210002222		
HERRON VERSIE EST RENIA	12/3/2008	000000000000000	0000000	0000000
AKA JUBRIL O;AKA VERSIE T	3/2/1995	00119040001550	0011904	0001550
LAIR CARL B	12/31/1900	00069360000863	0006936	0000863

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	\$93,619	\$40,000	\$133,619	\$133,619
2024	\$103,491	\$40,000	\$143,491	\$143,491
2023	\$98,802	\$40,000	\$138,802	\$138,802
2022	\$96,872	\$40,000	\$136,872	\$136,872
2021	\$88,241	\$40,000	\$128,241	\$128,241
2020	\$103,323	\$40,000	\$143,323	\$123,848

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.