



Address: [5306 TRAIL LAKE DR](#)
City: FORT WORTH
Georeference: 45580-31-1D
Subdivision: WEDGWOOD ADDITION
Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.6707581795
Longitude: -97.3845842746
TAD Map: 2030-364
MAPSCO: TAR-089Q



Google Map or type unknown

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

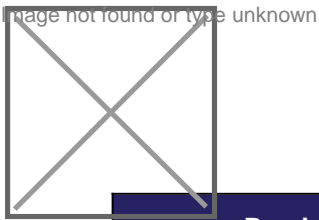
PROPERTY DATA

Legal Description: WEDGWOOD ADDITION Block
31 Lot 1D
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)
Site Number: 80233813
Site Name: WEDGEWOOD VILLAGE
Site Class: RETNBHD - Retail-Neighborhood Shopping Center
Parcels: 16
Primary Building Name: BENBROOKE WEDGWOOD PARTNERS, / 03333639
State Code: F1
Year Built: 1962
Personal Property Account: Multi
Agent: RYAN LLC (00320)
Notice Sent Date: 4/15/2025
Notice Value: \$2,561,680
Protest Deadline Date: 6/17/2024
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 70,445
Net Leasable Area⁺⁺⁺: 58,220
Percent Complete: 100%
Land Sqft^{*}: 348,175
Land Acres^{*}: 7.9929
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:
BENBROOKE WEDGWOOD PARTNERS
Primary Owner Address:
4 W RED OAK LN
WHITE PLAINS, NY 10604
Deed Date: 6/3/1999
Deed Volume: 0013852
Deed Page: 0000472
Instrument: 00138520000472



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACY CAPITAL PARTNERS LTD	2/21/1996	00122720000427	0012272	0000427
WILL REAL ESTATE LTD PTNRSHIP	4/1/1995	00119510002006	0011951	0002006
WHC-TWO INVESTORS	12/20/1993	00113820001032	0011382	0001032
ITT REAL ESTATE EQUITIES INC	12/13/1990	00101270000119	0010127	0000119
ITT COMMERCIAL FINACE CORP	11/6/1990	00100890002216	0010089	0002216
WEDGWOOD VILLAGE ASSOC LTD	11/21/1986	00087600002273	0008760	0002273
KRAUSS IRWIN	12/31/1900	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	\$1,517,155	\$1,044,525	\$2,561,680	\$2,561,680
2024	\$1,284,275	\$1,044,525	\$2,328,800	\$2,328,800
2023	\$1,109,615	\$1,044,525	\$2,154,140	\$2,154,140
2022	\$1,108,307	\$1,044,525	\$2,152,832	\$2,152,832
2021	\$1,030,638	\$1,044,525	\$2,075,163	\$2,075,163
2020	\$941,120	\$1,044,525	\$1,985,645	\$1,985,645

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.