



Address: [5322 TRAIL LAKE DR](#)
City: FORT WORTH
Georeference: 45580-31-1F2-B
Subdivision: WEDGWOOD ADDITION
Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.6695896149
Longitude: -97.3840794222
TAD Map: 2030-364
MAPSCO: TAR-089Q



Google Map or type unknown

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

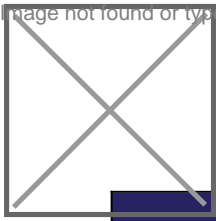
PROPERTY DATA

Legal Description: WEDGWOOD ADDITION Block
31 Lot 1F2 SIZZLER STEAK HOUSE
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: 216
Primary Building Name: BENBROOKE WEDGWOOD PARTNERS, / 03333639
State Code: F1
Year Built: 1962
Personal Property Account: [11187239](#)
Agent: RYAN LLC (00320)
Notice Sent Date: 4/15/2025
Notice Value: \$54,102
Protest Deadline Date: 6/17/2024
Primary Building Type: Commercial
Gross Building Area+++ : 0
Net Leasable Area+++ : 0
Percent Complete: 100%
Land Sqft * : 18,034
Land Acres * : 0.4140
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 PARNTERS
Primary Owner Address:
115 W 7TH ST STE 1323
FORT WORTH, TX 76102-7013
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 PTNRSH | 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 FINANCE CORP | 11/6/1990 | 00100890002216 | 0010089 | 0002216 |
| WEDGWOOD VILLAGE ASSOC LTD | 11/21/1986 | 00087600002273 | 0008760 | 0002273 |
| TRAILWOOD LAND CO | 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 | \$0 | \$54,102 | \$54,102 | \$54,102 |
| 2024 | \$0 | \$54,102 | \$54,102 | \$54,102 |
| 2023 | \$0 | \$54,102 | \$54,102 | \$54,102 |
| 2022 | \$0 | \$54,102 | \$54,102 | \$54,102 |
| 2021 | \$0 | \$54,102 | \$54,102 | \$54,102 |
| 2020 | \$173,863 | \$54,102 | \$227,965 | \$227,965 |

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.