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Address: [5001 CEDAR RIVER TR](#)
City: FORT WORTH
Georeference: 31565-97-13
Subdivision: PARK GLEN ADDITION
Neighborhood Code: 3K200E

Latitude: 32.8848234095
Longitude: -97.2759002144
TAD Map: 2066-440
MAPSCO: TAR-036L



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

PROPERTY DATA

Legal Description: PARK GLEN ADDITION Block 97
Lot 13

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #6 - RESIDENTIAL (605)
KELLER ISD (907)

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$382,119

Protest Deadline Date: 5/24/2024

Site Number: 06600182

Site Name: PARK GLEN ADDITION-97-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,852

Percent Complete: 100%

Land Sqft* : 9,193

Land Acres* : 0.2110

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:

FRANCO EMMANUEL
FRANCO EVADNE

Primary Owner Address:

5001 CEDAR RIVER TRL
FORT WORTH, TX 76137

Deed Date: 7/1/2024

Deed Volume:

Deed Page:

Instrument: [D224115829](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PIERCE CHESTER P;PIERCE NORMA L	2/9/2012	D212044022	0000000	0000000
GARCIA RICHARD;GARCIA VERONIQUE	4/21/1999	00137850000007	0013785	0000007
SWANK CALVIN C;SWANK SUSAN M	7/11/1995	00120250001029	0012025	0001029
R HORTON TX LTD	7/15/1994	00116650000929	0011665	0000929
HILLWOOD/PARK GLEN LTD	1/1/1993	0000000000000000	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	\$317,119	\$65,000	\$382,119	\$382,119
2024	\$317,119	\$65,000	\$382,119	\$377,354
2023	\$369,715	\$65,000	\$434,715	\$343,049
2022	\$295,356	\$55,000	\$350,356	\$311,863
2021	\$228,512	\$55,000	\$283,512	\$283,512
2020	\$207,114	\$55,000	\$262,114	\$262,114

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

- HOMESTEAD GENERAL 11.13(b)

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.