



**Address:** [5401 SHIVER RD](#)  
**City:** FORT WORTH  
**Georeference:** 44729J-12-13  
**Subdivision:** VINEYARDS AT HERITAGE, THE  
**Neighborhood Code:** 3K300J

**Latitude:** 32.902131818  
**Longitude:** -97.2687106616  
**TAD Map:** 2066-448  
**MAPSCO:** TAR-036D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VINEYARDS AT HERITAGE,  
THE Block 12 Lot 13

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$373,509

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40031799

**Site Name:** VINEYARDS AT HERITAGE, THE-12-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 2,634

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 6,969

**Land Acres** <sup>\*</sup>: 0.1599

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SIMS WYLEY JR

**Primary Owner Address:**

5401 SHIVER RD  
FORT WORTH, TX 76244

**Deed Date:** 8/30/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224158614](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SALBER JODY R	6/14/2017	<a href="#">D217135578</a>		
SUTTON BRIAN LEE	10/11/2013	<a href="#">D213275707</a>	0000000	0000000
SUTTON BRIAN LEE;SUTTON DARLA A	9/26/2003	<a href="#">D203380283</a>	0000000	0000000
CENTEX HOMES INC	7/16/2003	000000000000000	0000000	0000000
CENTEX HOMES INC	1/1/2002	000000000000000	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 <sup>+</sup>
2025	\$308,509	\$65,000	\$373,509	\$373,509
2024	\$308,509	\$65,000	\$373,509	\$362,621
2023	\$318,586	\$65,000	\$383,586	\$329,655
2022	\$263,344	\$50,000	\$313,344	\$299,686
2021	\$222,442	\$50,000	\$272,442	\$272,442
2020	\$203,562	\$50,000	\$253,562	\$253,562

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.