



**Address:** [5304 ARCHER DR](#)  
**City:** FORT WORTH  
**Georeference:** 25812-1-10  
**Subdivision:** MERWICK ADDITION  
**Neighborhood Code:** 3K300C

**Latitude:** 32.9144244441  
**Longitude:** -97.2701376727  
**TAD Map:** 2066-452  
**MAPSCO:** TAR-022Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MERWICK ADDITION Block 1  
Lot 10

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 40252310

**Site Name:** MERWICK ADDITION-1-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,640

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,634

**Land Acres<sup>\*</sup>:** 0.1752

**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:**

ARP 2014-1 BORROWER LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 8/26/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214192570](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN RESIDENTIAL LEASING C	7/30/2013	<a href="#">D213201591</a>	0000000	0000000
BELL CODEE;BELL RANDALL W	4/3/2006	<a href="#">D206106034</a>	0000000	0000000
CHELDAN HOMES LP	1/27/2006	<a href="#">D206035194</a>	0000000	0000000
MERWICK REALTY LP	4/29/2003	00166910000035	0016691	0000035
MANHATTAN MARATHON INVEST LP	1/1/2003	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 <sup>+</sup>
2025	\$214,647	\$60,000	\$274,647	\$274,647
2024	\$242,112	\$60,000	\$302,112	\$302,112
2023	\$244,790	\$60,000	\$304,790	\$304,790
2022	\$209,547	\$50,000	\$259,547	\$259,547
2021	\$150,000	\$50,000	\$200,000	\$200,000
2020	\$150,000	\$50,000	\$200,000	\$200,000

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.